



## Property Details:

- Land Area: ± 2.512 Acres
- Located just off South Dirksen Parkway at the corner of Commercial Ave. & Cook St. (See attached Aerial)
- Easily accessible location in close proximity to both I-55 & Clear Lake (Route 36) and I-55 & South Grand (Route 29) cloverleaf exchanges (See attached Wide Aerial)
- Zoning: I-1 Light Industrial District
- 2022 Real Estate Taxes: \$5,575.74

**Sam Nichols**  
Managing Broker  
(217) 494-0800



For more information contact:

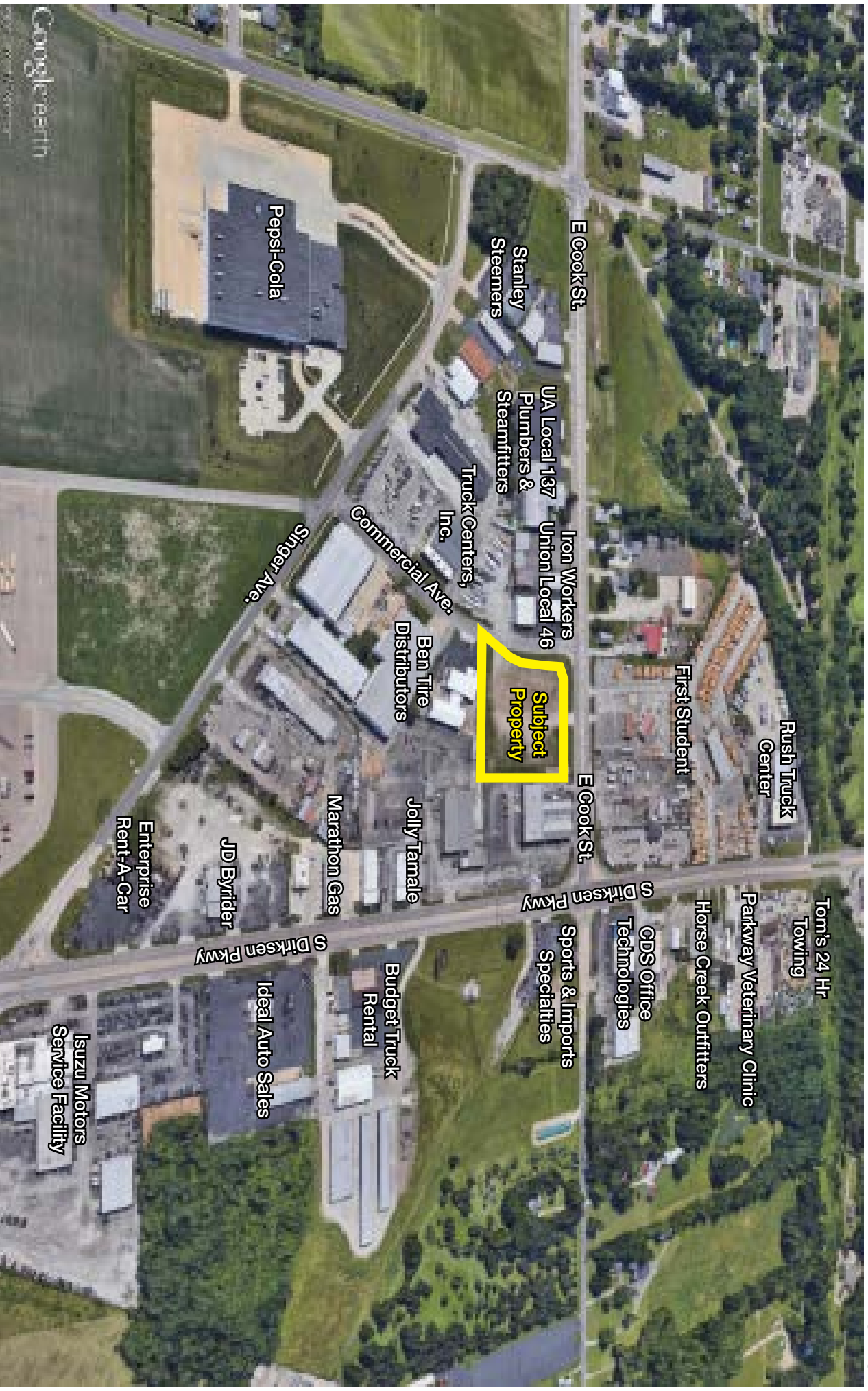
[sam@truecres.com](mailto:sam@truecres.com)



# True

## 800 Commercial Ave.

Aerial



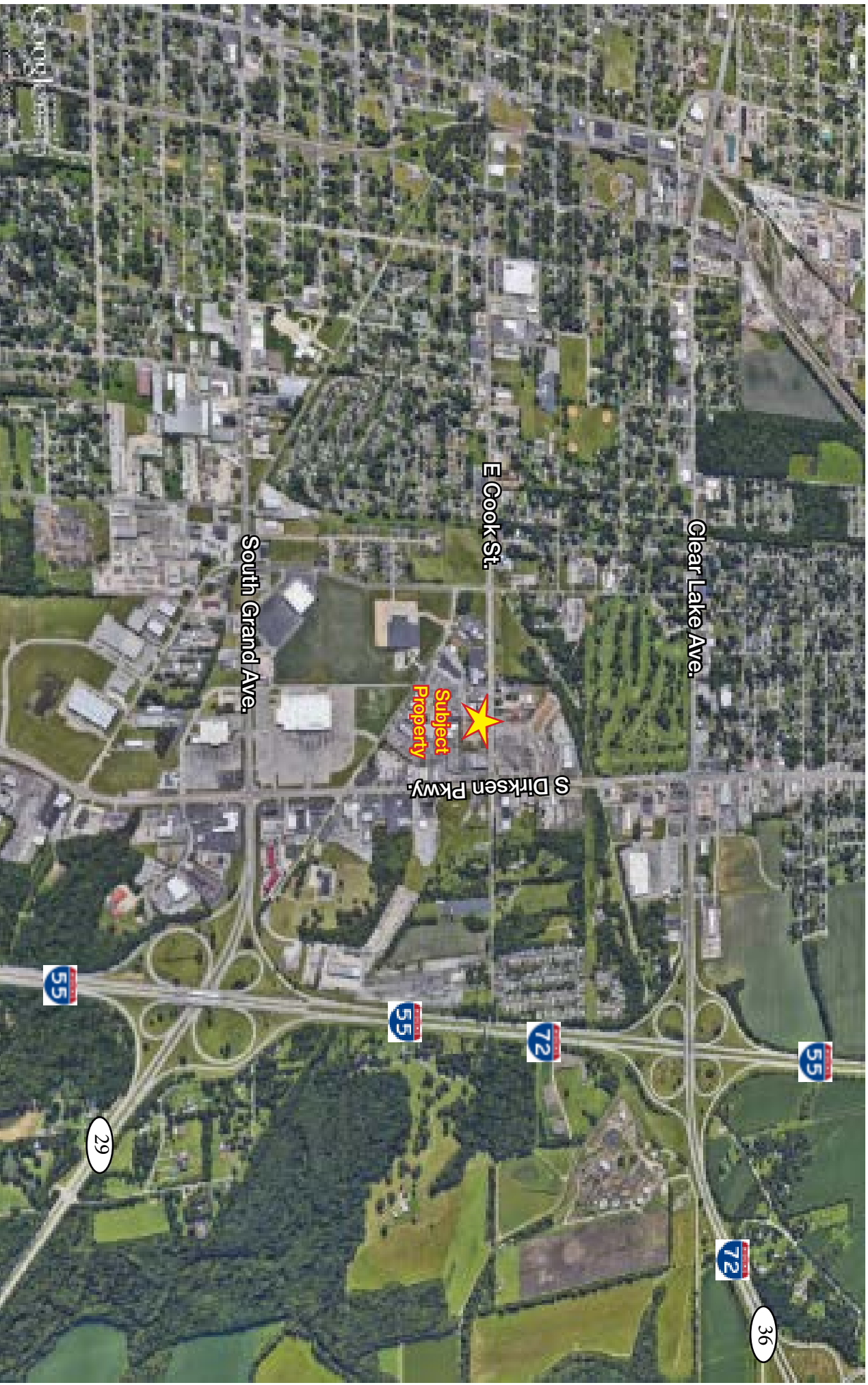
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# 800 Commercial Ave.

Wide Aerial



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