

*Redevelopment*



## Available Building in a Growth Market

The crossing of Interstates 57 and 64 through Mt. Vernon, Illinois, provides a good platform for companies looking to expand. Agracel purchased this vacant facility and within a month signed a lease with an upstart company looking to expand, Ripped to Shreds, Inc.

### General Building Features

**Size:** 147,719 sf, 9,198 sf office space

**Structure:** Block/Steel construction, 16' to 40' eave height

**Floor:** 6" concrete

**Roof:** Metal/Rubber

**Docks:** 8 exterior, 7 interior

