

Industrial-Commercial property
14792 Ray Rd
Rushville, IL 62681

\$375,000
2.69± Acres
Schuyler County



Industrial-Commercial property
Rushville, IL / Schuyler County

SUMMARY

Address

14792 Ray Rd

City, State Zip

Rushville, IL 62681

County

Schuyler County

Type

Commercial

Latitude / Longitude

40.186791 / -90.481186

Acreage

2.69

Price

\$375,000

Property Website

<https://legacylandco.com/property/industrial-commercial-property-schuyler-illinois/119410/>



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PROPERTY DESCRIPTION

VERSATILE COMMERCIAL/INDUSTRIAL PROPERTY - RUSHVILLE, ILLINOIS

An outstanding opportunity to own a highly versatile commercial/industrial property located at **14792 Ray Rd, Rushville, Illinois**. This property offers substantial building space, excellent infrastructure, and the flexibility to accommodate **multiple businesses or operations at one location**.

The property features **5 buildings totaling approximately 27,632 square feet**, including a **912-square-foot stand-alone office building**. The largest building also contains additional office space, providing an excellent combination of professional office, shop, warehouse, manufacturing, and storage areas.

One of the property's biggest advantages is its layout. The buildings could potentially accommodate **three separate businesses or operations**, creating opportunities for an owner-user who needs multiple work areas or an investor looking for potential multiple-tenant income.

All buildings are **insulated and heated for year-round use** and the property is equipped with **480V three-phase electrical service**, providing the power capacity needed for many commercial and industrial operations.

POTENTIAL BUSINESS USES

The size, layout, office space, heating, and three-phase electrical service make this property well suited for a wide variety of businesses, including:

- Manufacturing or light industrial operations
- Welding, fabrication and machine shops
- Agricultural equipment sales, service or repair
- Truck, diesel and heavy-equipment repair
- Construction or excavation company headquarters
- Electrical, plumbing or HVAC contractors
- Cabinet, woodworking or custom fabrication shops
- Warehousing and distribution
- Equipment, vehicle or inventory storage
- Farm/agricultural supply or service businesses
- Seed, fertilizer or agricultural-related operations
- Trucking or transportation companies
- Landscaping or property-maintenance businesses
- E-commerce fulfillment or regional distribution
- Automotive or fleet service operations
- Multiple small businesses operating from one property
- Potential investment property with multiple commercial tenants

With **more than 27,000 square feet of building space**, separate office areas and the potential for multiple independent operations, this property offers an unusual amount of flexibility for a rural commercial/industrial facility.

PROPERTY HIGHLIGHTS

- **5 buildings - approximately 27,632 total sq. ft.**
- **912 sq. ft. stand-alone office building**
- Additional office space in the largest building
- Potential for **3 separate businesses or tenants**
- Buildings are **insulated and heated**
- **480V three-phase electrical service**

- Extensive shop, warehouse, manufacturing and storage space
- Multiple potential commercial, industrial and agricultural uses
- **14792 Ray Rd, Rushville, Illinois**

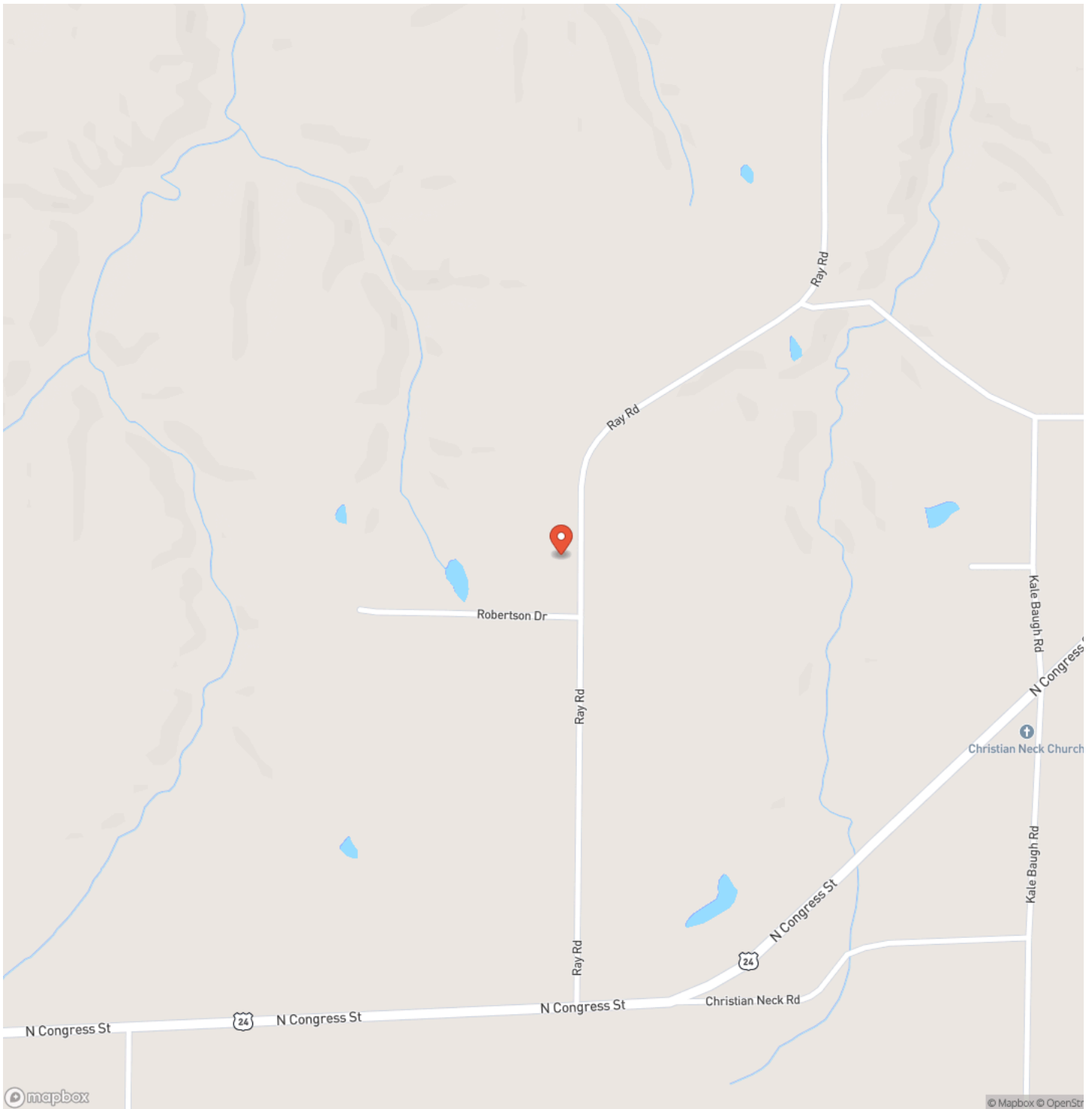
Whether you're looking for a facility for your own growing business, need substantial shop and warehouse space, or are searching for a property with **multiple-business or income-producing potential**, this property deserves a closer look. **Asking just \$375,000** If interested or if you have questions contact the Legacy Land Company listing agent Cabot Benton [217-371-2598](tel:217-371-2598) cbenton@Legacylandco.com **Legacy Land Company WE SELL LAND WE SELL REAL ESTATE**

Potential uses are subject to applicable zoning, permitting and other governmental requirements.

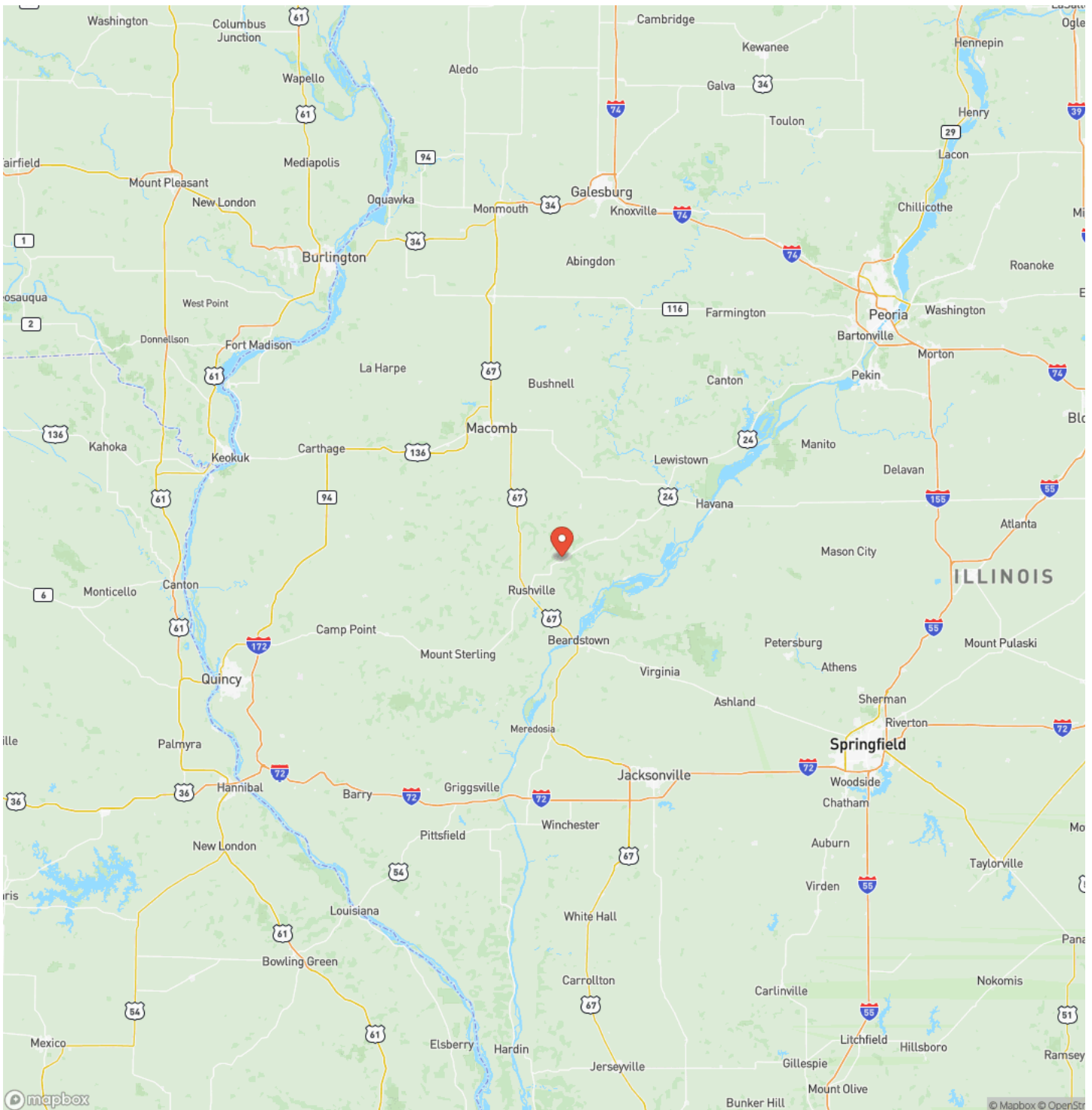
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Locator Map



Locator Map



Satellite Map



Industrial-Commercial property
Rushville, IL / Schuyler County

LISTING REPRESENTATIVE

For more information contact:



Representative

Cabot Benton

Mobile

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Email

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Address

109 N Liberty Street

City / State / Zip

Rushville, IL 62681

NOTES



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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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