

9 E. Industrial Park Dr., Pittsfield, IL  
9 E. Industrial Dr.,  
Pittsfield, IL 62363

**\$345,000**  
0.010± Acres  
Pike County



**9 E. Industrial Park Dr., Pittsfield, IL  
Pittsfield, IL / Pike County**

---

**SUMMARY**

**Address**

9 E. Industrial Dr.,

**City, State Zip**

Pittsfield, IL 62363

**County**

Pike County

**Type**

Commercial, Business Opportunity

**Latitude / Longitude**

39.630471 / -90.786462

**Dwelling Square Feet**

2960

**Bedrooms / Bathrooms**

-- / 2

**Acreage**

0.010

**Price**

\$345,000

**Property Website**

<https://ridgelinesalesgroup.com/property/9-e-industrial-park-dr-pittsfield-il-pike-illinois/85828/>

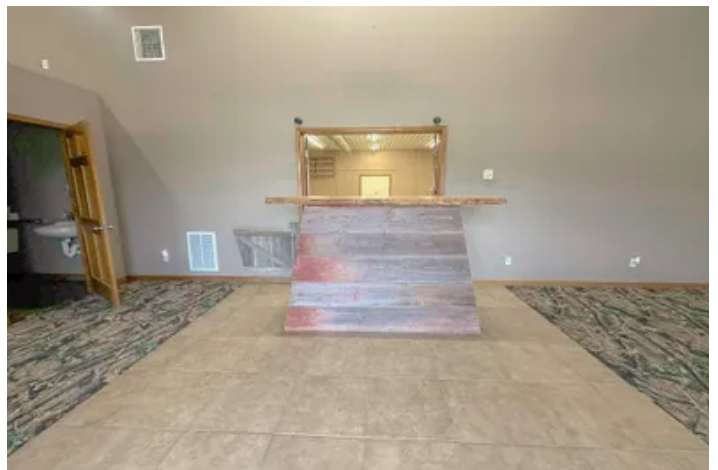


**PROPERTY DESCRIPTION**

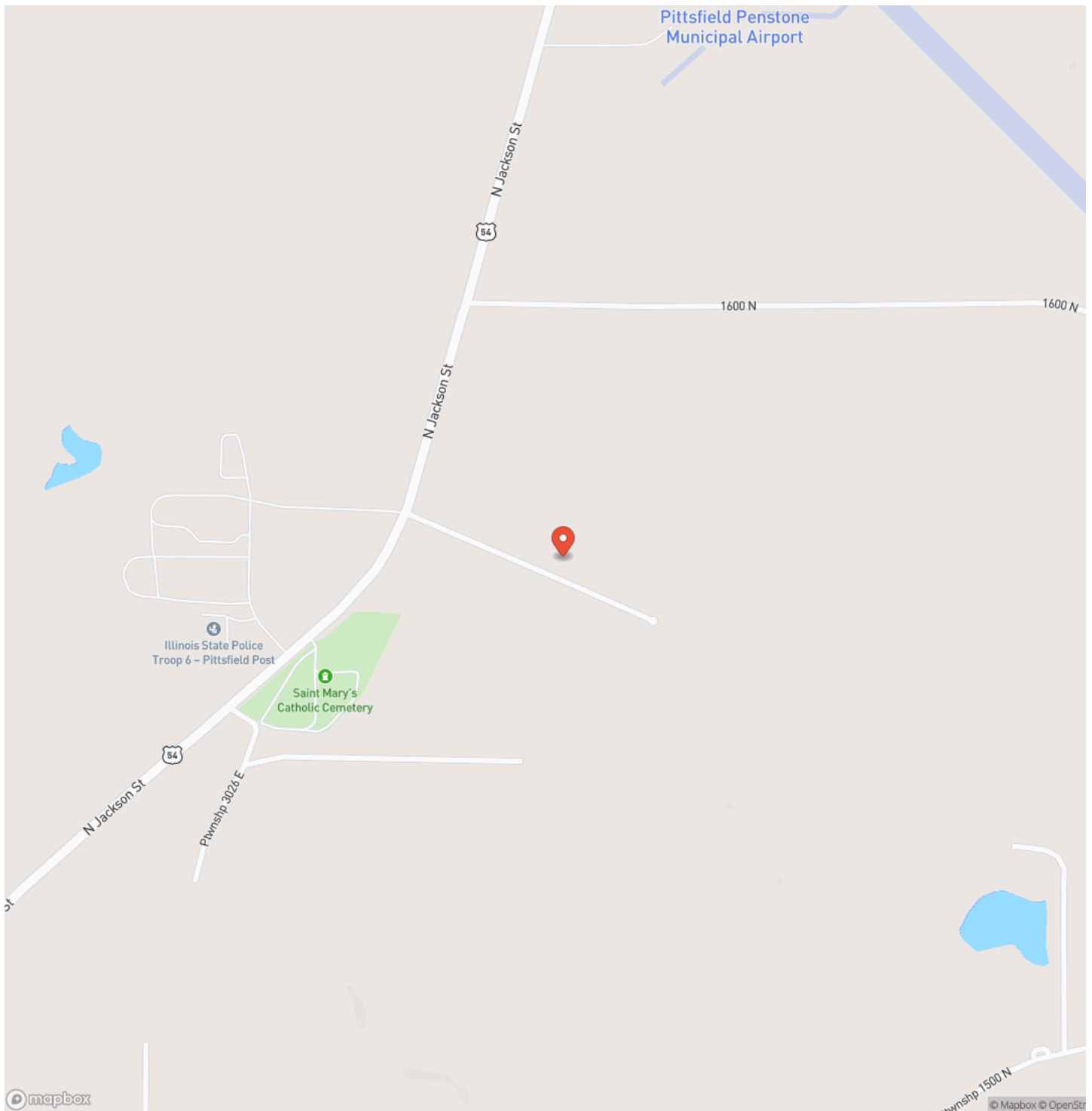
Don't miss this opportunity to own a well-maintained commercial building. The building was constructed in 2007 and located in the Pittsfield Industrial Park. This property sits within a TIF district, offering potential tax incentives for your business. Previously operated as a taxidermy shop, the building features a spacious open-concept work area with tall ceilings, epoxy floors, two industrial tubs, multiple utility sinks, and built-in shelving-ideal for a variety of commercial or light industrial uses. The front of the building offers a rustic reception area with vaulted ceilings. There's also a private office and two bathrooms. Additional highlights include dual HVAC systems and a security camera system. The large gravel parking lot and metal exterior make for easy maintenance. Located just off Route 54 and surrounded by other established businesses, this property is perfect for small-scale manufacturing, service-based operations or retail. Clean, flexible, and move-in ready-this building is set up to support your next big move!



9 E. Industrial Park Dr., Pittsfield, IL  
Pittsfield, IL / Pike County



## Locator Map



**9 E. Industrial Park Dr., Pittsfield, IL  
Pittsfield, IL / Pike County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Chris Nichols

## Mobile

(217) 473-3777

## Office

(217) 473-3777

## Email

qdmchris@yahoo.com

**Address**

116 W. Washington St.

## City / State / Zip

## NOTES

6

**MORE INFO ONLINE:**

**www.ridgelinesalesgroup.com**

## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



---

**Ridgeline Sales Group, LLC**  
116 W. Washington St.  
Pittsfield, IL 62363  
217-285-5800  
[www.ridgelinesalesgroup.com](http://www.ridgelinesalesgroup.com)

---