



800 ACE ROAD
Princeton, Illinois

FLEX BUILDING FOR SALE

Easy Access from I-80



REC proudly presents a quality constructed flex building featuring over 21,000 square feet of fully built out office and highly functional warehouse space situated along the I-80 corridor in Princeton, Illinois.

Constructed in 2004 by Key Builders for the Bureau County Republican news staff, the office layout combines architectural integrity and clean lines with move-in readiness and an excellent, high visibility from the interstate.

The warehouse space used to produce, print and package newspapers is clean, highly maintained and equipped with a drive-in door and loading docks.

Take exit 56 from I-80; visible from the I-80 corridor and across the street from the Princeton Water Tower.

Real Estate Consultants of Illinois, LLC

18 E. Dundee, Bldg. 3, Suite 300
Barrington, IL 60010
P: (630) 942-7000
F: (630) 495-7393
www.REC-Illinois.com

PURCHASE PRICE: \$850,000

- 9,900 square feet of office space
 - modern interior finishes and 12' high ceilings
 - reception, (6) private offices, large open office area, breakroom, (2) conference rooms and kitchen
 - (2) single occupancy restrooms
 - (2) multiple occupancy restrooms
- 11,143 square feet of warehouse space
 - (2) loading docks
 - (1) drive-in door
 - 20' high ceilings
 - 800 square foot storage loft
- 5.03 acre land site
- Gas forced air / central air
- Sprinklered throughout
- Zoning M-1

James A. Hopkins
President & Managing Broker
(630) 942-7000 x 2103
jhopkins@rec-illinois.com



800 ACE ROAD
Princeton, Illinois

Ace Building Pictorial

Exterior Views

Monument Signage



Front Building Entrance



Loading Docks



Drive-In Door



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Ace Building Pictorial

Interior Commons Areas

Break Room



Reception



Hallways & Corridors



All Purpose Meeting Room



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Ace Building Pictoral

Open Office Space & Conference Room Views

Office Space



Conference Room



Conference Room



Centralized Storage Fax/Copy Area



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Ace Building Pictorial

Warehouse Views



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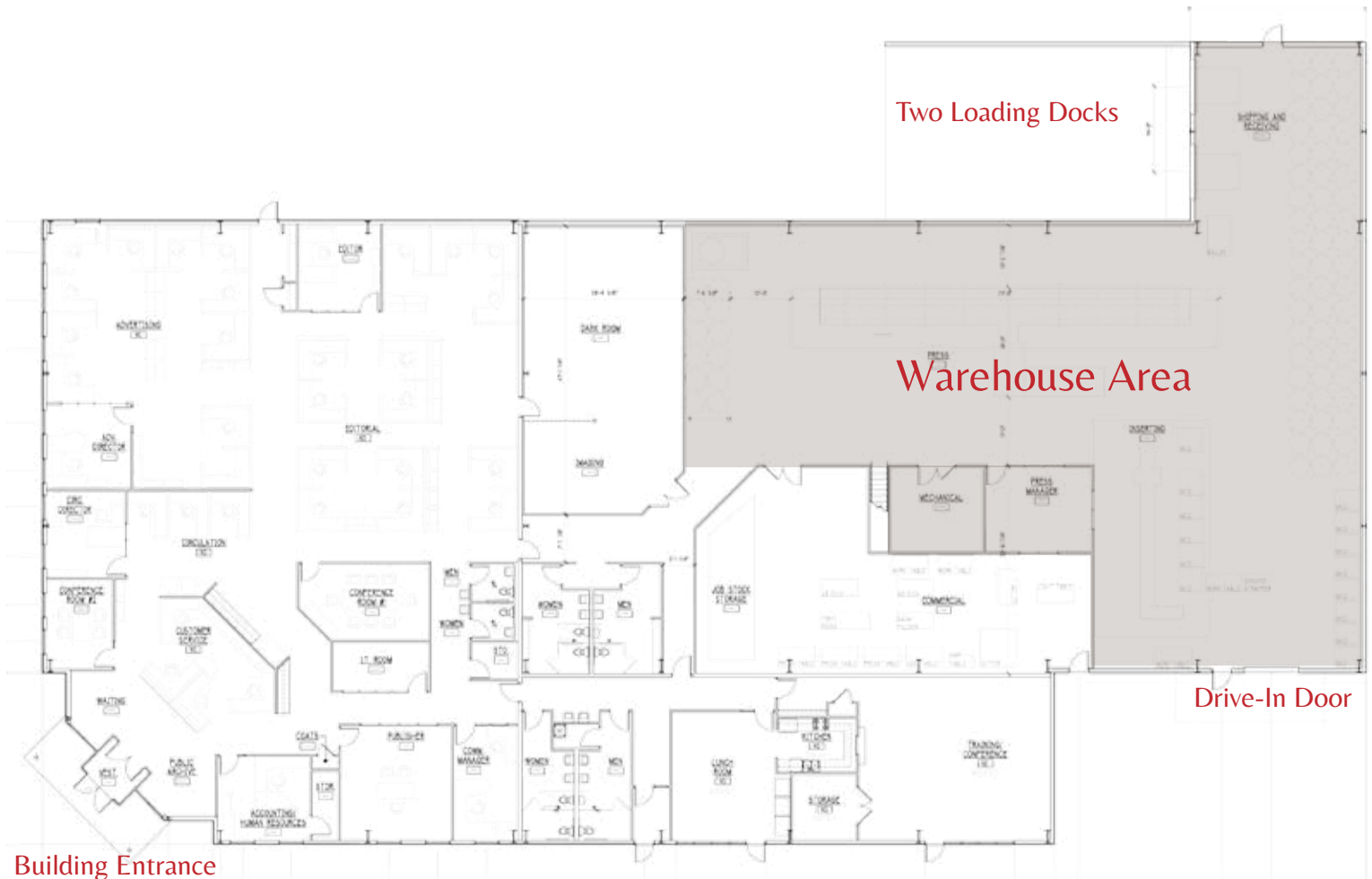
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800 ACE ROAD
Princeton, Illinois

Floor Plan



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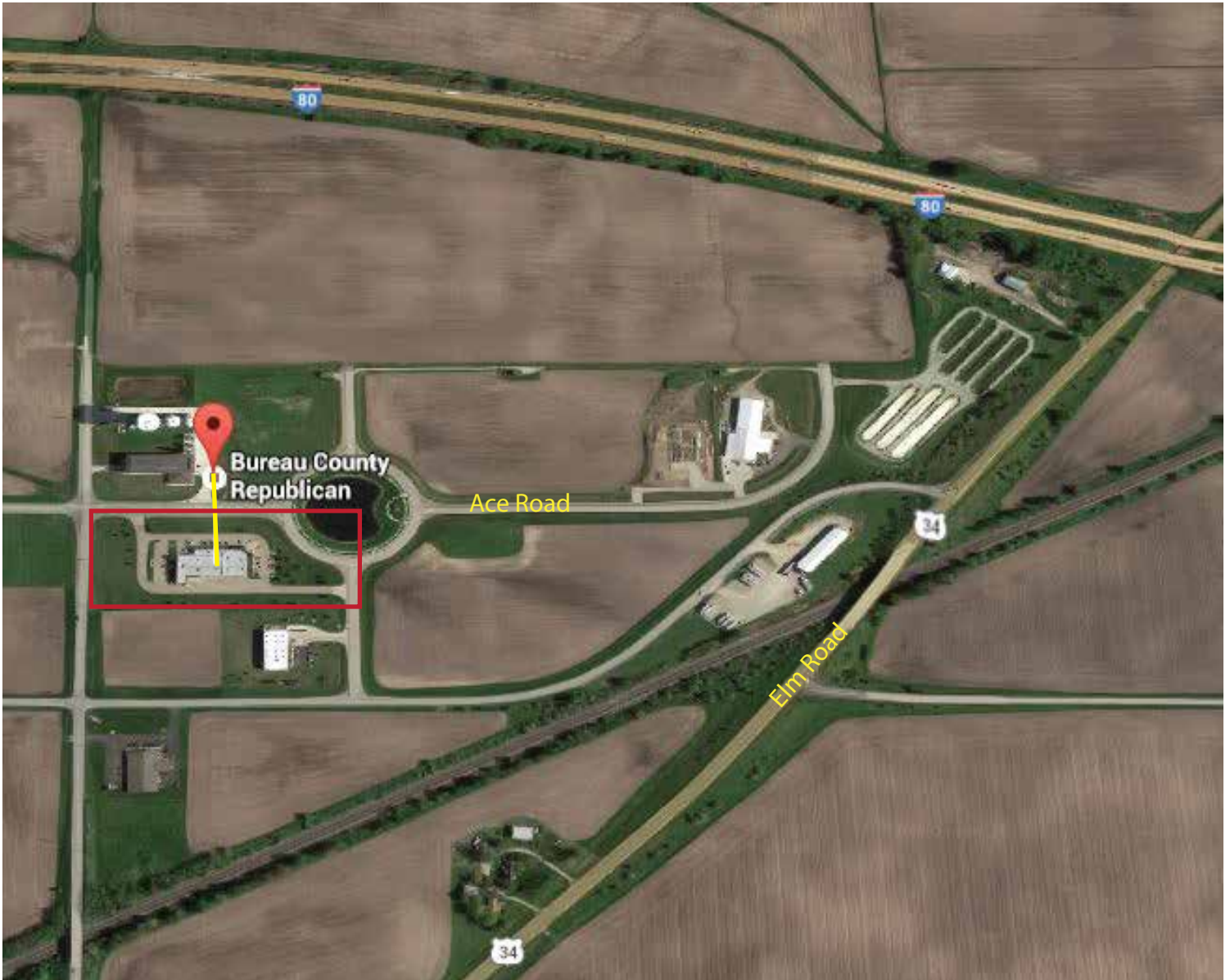
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800 ACE ROAD

Princeton, Illinois

Aerial Map



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BUREAU COUNTY
2013 REAL ESTATE TAXES
NINA URBANOWSKI, COUNTY TREASURER
 Bureau County Courthouse
 700 S. Main - Room 103
 Princeton, IL 61356

2013

PLEASE READ the instructions on the back of this bill regarding when to pay and where to pay your taxes. Additional information is provided for changing your mailing address and tax exemptions in which you might be entitled.

The County Treasurer only collects your taxes and is not responsible for the amount of your assessment or the amount of your tax bill. We will be happy to assist you or direct you to the proper authority regarding questions about your tax bill.

SHAWMOR LIMITED PARTNERSHIP
 C/O-SHAW NEWSPAPERS
 P. O. BOX 340
 PRINCETON, IL 61356

Abatement 6-3-2014

RECEIPT PORTION - KEEP FOR YOUR RECORDS
2013 BUREAU COUNTY REAL ESTATE TAX
 PAY TO: BUREAU COUNTY COLLECTOR

ASSESSED TO:
 BILL NUMBER:

SHAWMOR LIMITED PARTNERSHIP
16470

PROPERTY DESCRIPTION 800 ACE RD. PRINCETON-TECH PARK-PHASE I L 1 B 1142 P 289 D 03-8865 *		PERMANENT INDEX NUMBER 16-03-351-001	
ACRES 5.030	TAXABLE VALUE 471,304		
CLASS CODE 0060	TAX CODE 16001		
LOCATION OF PROPERTY sect/lot twp range acres 03 16 09 5.030		TOWNSHIP PRINCETON	

TAXING BODY	Prior Rate	Prior Amount	Current Rate	Current Amount
BUREAU COUNTY	0.64509	112.30	0.66867	116.06
- I.M.R.F.	0.19741	34.37	0.20177	35.02
PRINCETON TWP	0.33815	58.88	0.38345	66.55
- RETIREMENT - IMRF	0.11067	19.26	0.06731	11.69
PRINC. G.S.#115	2.60203	452.99	2.66630	462.79
- RETIREMENT - IMRF	0.14776	25.72	0.15221	26.42
PRINC.H.S.#500	1.99626	347.53	1.93534	335.91
- RETIREMENT - IMRF	0.08860	15.42	0.11266	19.56
IVCC J.C.#513	0.34545	1,633.02	0.35675	1,681.38
- SOCIAL SECURITY	0.00818	38.67	0.00828	39.02
PRINCETON PARK	0.86021	149.76	0.86192	149.60
- RETIREMENT	0.09882	17.20	0.08525	14.80
CITY-PRINCETON	0.39325	68.47	0.26717	46.37
- LIBRARY	0.23943	41.68	0.23224	40.31
- RETIREMENT - IMRF	0.52015	90.55	0.56141	97.45
BC SOIL & WATER CONS DI	0.00169	8.00	0.00176	8.29
Totals	8.59315	3,113.82	8.56249	3,151.22

EXPENSED *August*
 ID *1603351001 AUG 14*
 # *8-15-14*
 - 0.4% + 1.2%
 Assumed 2% Incr
 1575.61
 DUE DATE 09/03/2014

FORMULA FOR TAX CALCULATION - 2013	
Land	+ 17,357
Farm Land	+ 0
Building	+ 453,947
Farm Building	+ 0
b. of r. equalized state eq. factors *	= 471,304
state eq. value	x 1.00000
Improvements	= 471,304
Owner Occupied	- 0
Homestead	- 0
Veteran	- 0
Senior Freeze	- 0
Taxable Value	= 471,304
Tax Rate	x 8.56249
Real Estate Tax	= \$3,151.22
Drainage Tax	= \$0.00
Abated Taxes	= 37,204.14
* Not to be used for farm land and farm buildings Township Multiplier: 0.99700	
TOTAL TAX DUE	\$3,151.22
1977 EQUALIZED VALUE	100
FAIR MARKET VALUE	1,413,912

FIRST INSTALLMENT DUE DATE: 07/09/2014	AMOUNT: \$1,575.61	SECOND INSTALLMENT DUE DATE: 09/03/2014	AMOUNT: \$1,575.61
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1



2

BILL NUMBER 16470	FORFEITED TAXES OR YEARS \$0.00	
PERMANENT INDEX NUMBER 16-03-351-001	CURRENT TAX DUE \$1,575.61	
DUE DATE 07/09/2014	TAX PAYMENT - 1ST INST.	
PAID BY OTHER	INTEREST	COSTS
TOTAL TAX \$3,151.22	TOTAL PAID	

BILL NUMBER 16470	FORFEITED TAXES OR YEARS \$0.00	
PERMANENT INDEX NUMBER 16-03-351-001	CURRENT TAX DUE \$1,575.61	
DUE DATE 09/03/2014	TAX PAYMENT - 2ND INST.	
PAID BY OTHER	INTEREST	COSTS
TOTAL TAX \$3,151.22	TOTAL PAID	

16-03-351-001
 SHAWMOR LIMITED PARTNERSHIP
 C/O-SHAW NEWSPAPERS
 P. O. BOX 340
 PRINCETON, IL 61356

16-03-351-001
 SHAWMOR LIMITED PARTNERSHIP
 C/O-SHAW NEWSPAPERS
 P. O. BOX 340
 PRINCETON, IL 61356

Bureau County

Courtney Mabry, County Treasurer

Bureau County Courthouse

700 S. Main - Room 103

Princeton, IL 61356

2014 Real Estate Taxes (payable in 2015)

PLEASE READ the instructions on the back of this bill regarding when to pay and where to pay your taxes, as well as how to pay online or by phone using a credit card. Additional information is provided for changing your mailing address and exemptions, in which you might be entitled.

The County Collector only collects your taxes and is not responsible for the amount of your assessment or the amount of your tax bill. We will be happy to assist you or direct you to the proper authority regarding questions about your tax bill.

INVOICE #

DATE

AMOUNT

16-03-351-001

SHAWMOR LIMITED PARTNERSHIP

C/O-SHAW NEWSPAPERS

PO BOX 340

PRINCETON, IL 61356-0340

2014 Taxes 2nd Mt.

8-21-15

7977.28

3680-00-00-2350

Owner	Shawmor Limited Partnership			
Site Location	800 Ace Rd.			
Township	Princeton	Bill #	16325	
Tax Code	16001	Use Code	0060	Acres 5.030
Sect/Lot	03	Twp	16	Range 09
Legal Desc	PRINCETON-TECH PARK-PHASE 1			
	L1			
	B 1142 P 289 D 03-8865			

Valuation	
Land	17,263
Building	451,496
	468,759
State Factor	1.00000
State Equalized	468,759
Farm Land	0
Farm Building	0
State Equalized Value	468,759

Fair Market Value (non-farm) 1,406,277
1977 Equalized Value 100

Exemptions	
Improvements	0
Owner Occupied	0
Homestead	0
Veteran	0
Senior Freeze	0

1st year w/o exemption
Big increase

Net Taxable Value 468,759

Last Year Net Taxable Value 471,304

Taxing Body	Prior Rate	Prior Amount	Current Rate	Current Amount
Bureau County	0.66867	116.06	0.72404	1,214.72
I.M.R.F., Social Security	0.20177	35.02	0.17487	293.38
Princeton Twp	0.37868	65.72	0.34987	586.98
Retirement - Imrf, Social Security R&B	0.07208	12.52	0.05590	93.78
Princ. G.S.#115	2.66630	462.79	2.69395	4,519.65
Retirement - Imrf, Social Security	0.15221	26.42	0.15667	262.84
Princ.H.S.#500	1.93534	335.91	1.91719	3,216.48
Retirement - Imrf, Social Security	0.11266	19.56	0.12284	206.08
Ivcc J.C.#513	0.35675	1,681.38	0.36168	1,695.41
Social Security	0.00828	39.02	0.00902	42.28
Princeton Park	0.86192	149.60	0.85588	1,435.90
Retirement, Social Security	0.08525	14.80	0.09006	151.10
City-Princeton	0.26717	46.37	0.49255	826.35
Library	0.23224	40.31	0.24000	402.65
Retirement - Imrf, Social Security, Police	0.56141	97.45	0.59528	998.70
Bc Soil & Water Cons Dist	0.00176	8.29	0.00176	8.26
Total Real Estate Taxes	8.56249	3,151.22	8.84156	15,954.56

Tax amounts shown have been reduced by an industrial abatement totaling \$-25,491.05

1st Installment Due 07/08/2015 for \$7,977.28

2nd Installment Due 09/02/2015 for \$7,977.28

Keep top part for your records

1 2014



PIN	16-03-351-001	Bill #	16325	Taxes	\$15,954.56
Owner	Shawmor Limited Partnership				

1st Installment			
Due Date	07/08/2015	Tax Amount	\$7,977.28
Late Payment Schedule if received on this date...pay this amount		Interest	\$0.00
		Fees	\$0.00
		Prior Payments	
		Balance Due	\$7,977.28
07/09 - 08/08	8,096.94	Prior Forfeitures	
08/09 - 09/08	8,216.60		
09/09 - 10/08	8,336.26		
10/09 or after	contact county		
		Prior Years Sold	

Make Payable To: Bureau County Collector

<input type="checkbox"/> Cash	<input type="checkbox"/> Check	Payment Amount	
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2 2014



PIN	16-03-351-001	Bill #	16325	Taxes	\$15,954.56
Owner	Shawmor Limited Partnership				

2nd Installment			
Due Date	09/02/2015	Tax Amount	\$7,977.28
Late Payment Schedule if received on this date...pay this amount		Interest	\$0.00
		Fees	\$0.00
		Prior Payments	
		Balance Due	\$7,977.28
09/03 - 10/02	8,096.94	Prior Forfeitures	
10/03 or after	contact county		
		Prior Years Sold	

Make Payable To: Bureau County Collector

<input type="checkbox"/> Cash	<input type="checkbox"/> Check	Payment Amount	
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Bureau County

Courtney Mabry, County Treasurer
Bureau County Courthouse
700 S. Main - Room 103
Princeton, IL 61356

2015 Real Estate Taxes (payable in 2016)

PLEASE refer to backside of tax bill for... - instructions regarding when, where, and how to pay your taxes
- contact information, should you have a question
- instructions to change your mailing address
- instructions to pay online.

The County Collector only collects your taxes and does not determine your assessed value or tax amount.
We will be happy to assist you or direct you to the proper authority regarding questions about your tax bill.

16-03-351-001

SHAWMOR LIMITED PARTNERSHIP
C/O SHAW NEWSPAPERS
PO BOX 340
PRINCETON, IL 61356-0340

Owner	Shawmor Limited Partnership			
Site Location	800 Ace Rd.			
Township	Princeton	Bill #	15903	
Tax Code	16001	Use Code	0060	Acres 5.030
Sect/Lot	03	Twp	16	Range 09
Legal Desc	PRINCETON-TECH PARK-PHASE 1 L 1 B 1142 P 289 D 03-8865 *			

Valuation	
Land	17,655
Building	226,088
	243,743
State Factor	1.00000
	243,743
Farm Land	0
Farm Building	0
State Equalized Value	243,743

Fair Market Value (non-farmland)	731,229
1977 Equalized Value	100

Exemptions	
Improvements	0
Owner Occupied	0
Homestead	0
Veteran	0
Senior Freeze	0

Net Taxable Value	243,743
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Last Year Net Taxable Value 463,759

Taxing Body	Prior Rate	Prior Amount	Current Rate	Current Amount
Bc Soil & Water Cons Dist	0.00176	100% 8.26	0.00183	100% 4.47
City-Princeton	0.49255	826.35	0.38160	334.84
Library	0.24000	402.65	0.24000	210.59
Retirement - Imrf, Social Security, Police	0.59528	998.70	0.61374	538.54
Princeton Park	0.85588	1,435.90	0.84248	739.25
Retirement, Social Security	0.09006	151.10	0.08976	78.76
Ivcc J.C.#513	0.36168	100% 1,695.41	0.36686	100% 894.20
Social Security	0.00902	100% 42.28	0.00913	100% 22.25
Princ.H.S.#500	1.91719	3,216.48	1.98372	1,740.66
Retirement - Imrf, Social Security	0.12284	206.08	0.11912	104.52
Princ. G.S.#115	2.69395	4,519.65	2.98547	2,619.66
Retirement - Imrf, Social Security	0.15667	262.84	0.18518	162.49
Princeton Twp	0.34987	586.98	0.33617	294.98
Retirement - Imrf, Social Security R&B	0.05590	93.78	0.04056	35.59
Bureau County	0.72404	1,214.72	0.72071	632.41
I.M.R.F., Social Security	0.17487	293.38	0.21101	185.15
Total Real Estate Taxes		8.84156	15,954.56	9.12734 8,598.36

Tax amounts shown have been reduced by an industrial abatement totaling \$-13,648.90

1st Installment Due 07/06/2016 for \$4,299.18

2nd Installment Due 09/07/2016 for \$4,299.18

* See top part for your records

1 2015



PIN 16-03-351-001	Bill # 15903	Taxes \$8,598.36
Owner	Shawmor Limited Partnership	

1st Installment			
Due Date	07/06/2016	Tax Amount	\$4,299.18
Late Payment Schedule		Interest	\$0.00
If received on this date... pay this amount		Fees	\$0.00
07/07 - 08/06		Prior Payments	
08/07 - 09/06		Balance Due	\$4,299.18
09/07 - 10/06			
10/07 or after			

Prior Forfeitures	
Prior Years Sold	

Make Payable To: Bureau County Collector

<input type="checkbox"/> Cash	<input type="checkbox"/> Check	Payment Amount	
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2 2015



PIN 16-03-351-001	Bill # 15903	Taxes \$8,598.36
Owner	Shawmor Limited Partnership	

2nd Installment			
Due Date	09/07/2016	Tax Amount	\$4,299.18
Late Payment Schedule		Interest	\$0.00
If received on this date... pay this amount		Fees	\$0.00
09/08 - 10/07		Prior Payments	
10/08 or after		Balance Due	\$4,299.18

Prior Forfeitures	
Prior Years Sold	

Make Payable To: Bureau County Collector

<input type="checkbox"/> Cash	<input type="checkbox"/> Check	Payment Amount	
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