

Truck Maintenance & Trailer Parking Now Available For Sale



PRICE REDUCTION

155+ TRAILER PARKING

49,300 Sq. Ft. For Sale On 10 Acres

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2250 Graham St. Bartlett IL 60103

GC Realty & Development LLC 219 E. Irving Pk. Rd. Roselle IL 60172

All information deemed accurate but not guaranteed.

For Sale: \$12,995,000



PROPERTY INFORMATION

- ◆ Building Size: 49,300 SF
- ◆ Land Area: 435,600 SF
- ◆ Office Size: None-TBD
- ◆ Clear Height: 19-24 FT
- ◆ Loading: 18 Drive In's
- ◆ Power: 400 Amps
- ◆ Parking: 70 Cars/157 Trucks
- ◆ Year Built: 2024
- ◆ Sprinklers: Yes
- ◆ Taxes: 6B TBD

PROPERTY SUMMARY

49,300 Sq. Ft. For Sale on 10 Acres with 157 Truck Parking. Two free standing 25,000 Sq. Ft. Industrial buildings with drive in doors designed specifically for truck maintenance and parking. **Low 6b Tax abatement in place.** Excellent opportunity to purchase this site and finish to suit.



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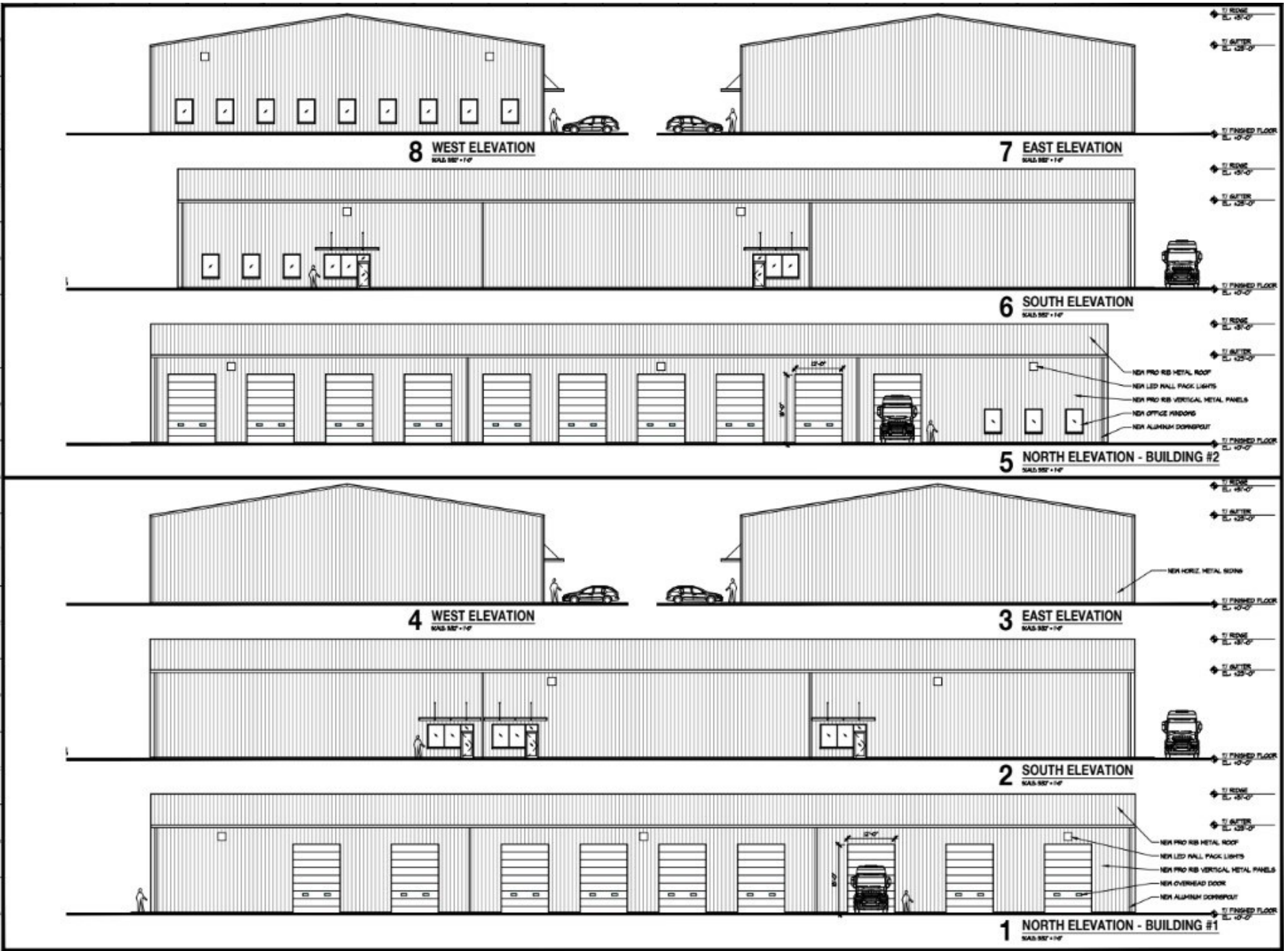
Bryan Sonn

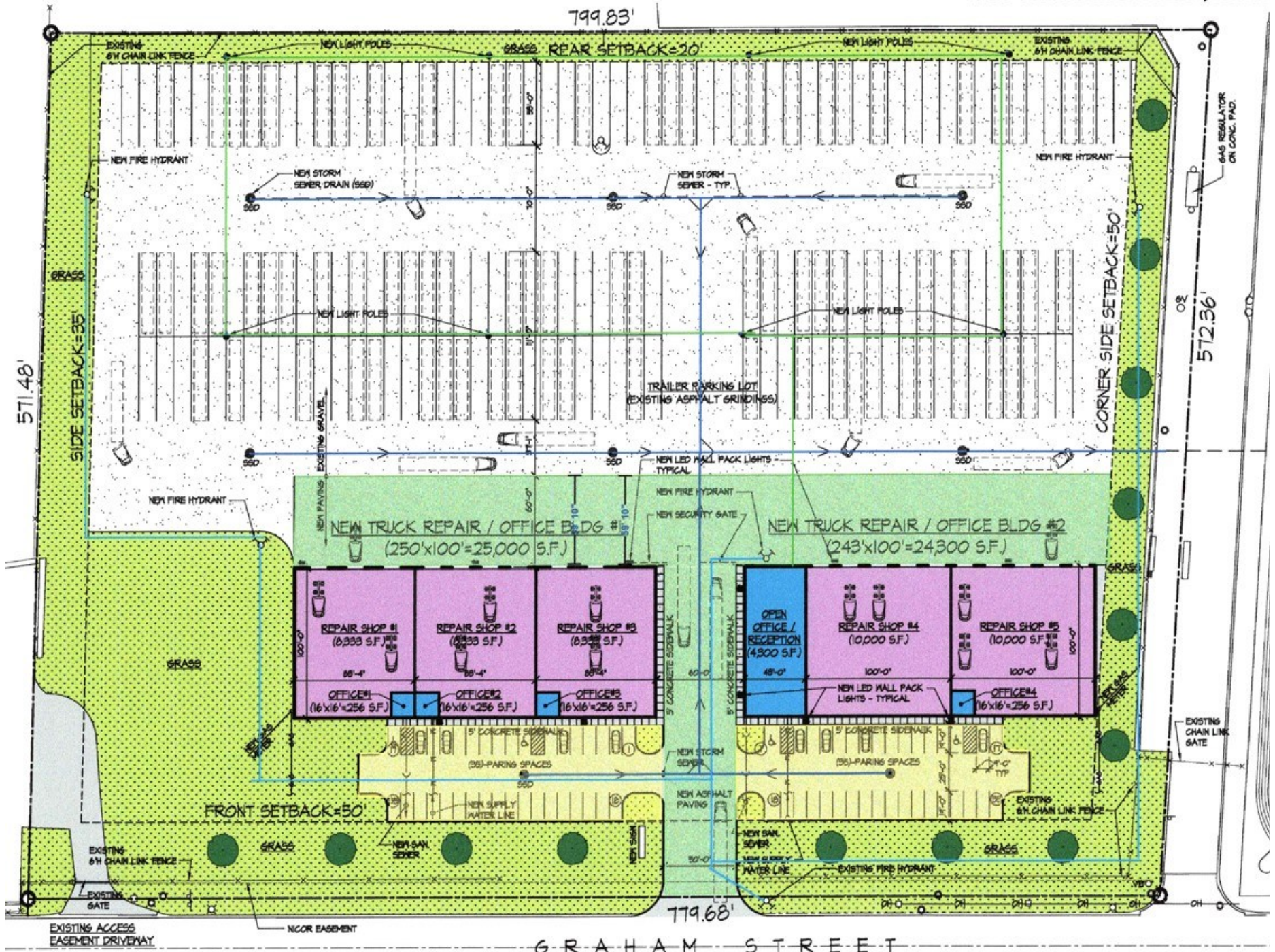
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GRAHAM STREET

EXISTING ACCESS EASEMENT DRIVEWAY

NCOR EASEMENT

779.68'

571.48'

799.83'

572.36'

SIDE SETBACK=35

REAR SETBACK=20

CORNER SIDE SETBACK=50

NEW TRUCK REPAIR / OFFICE BLDG #1
(250'x100'=25,000 S.F.)

NEW TRUCK REPAIR / OFFICE BLDG #2
(243'x100'=24,300 S.F.)

REPAIR SHOP #1
(8,333 S.F.)

REPAIR SHOP #2
(8,333 S.F.)

REPAIR SHOP #3
(8,333 S.F.)

OPEN OFFICE / RECEPTION
(4,300 S.F.)

REPAIR SHOP #4
(10,000 S.F.)

REPAIR SHOP #5
(10,000 S.F.)

OFFICE #1
(16'x16'=256 S.F.)

OFFICE #2
(16'x16'=256 S.F.)

OFFICE #3
(16'x16'=256 S.F.)

OFFICE #4
(16'x16'=256 S.F.)

FRONT SETBACK=50

(36)-PARING SPACES

(36)-PARING SPACES

EXISTING 6" CHAIN LINK FENCE

EXISTING 6" CHAIN LINK FENCE

EXISTING CHAIN LINK GATE

GAS REGULATOR ON CONC. PAD

NEW FIRE HYDRANT

NEW FIRE HYDRANT

NEW FIRE HYDRANT

NEW FIRE HYDRANT

NEW FIRE HYDRANT

EXISTING FIRE HYDRANT

NEW STORM SEWER DRAIN (SSP)

NEW STORM SEWER - TYP.

EXISTING GRAVEL

TRAILER PARKING LOT
(EXISTING ASPHALT GRINDINGS)

NEW LED WALL PACK LIGHTS - TYPICAL

NEW SECURITY GATE

NEW STORM SEWER

NEW ASPHALT PAVING

NEW SAN SEWER

NEW SUPPLY WATER LINE

NEW SUPPLY WATER LINE

NEW ASPHALT PAVING

NEW ASPHALT PAVING

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