

## Freestanding Building 108<sup>th</sup> Avenue & 159<sup>th</sup> Street

15959 108<sup>th</sup> Avenue Orland Park, IL 60467

Madison Watson  
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### **OFFERING SUMMARY**

Year Built: 1994

Lot Size: 63,000 sf or 1.45 acres

Building Size: 10,892 sf

Zoning: MFG

Market: Chicago

Submarket: South Suburbs

Traffic Count: 27,000

Asking Price: \$2,167,508

Price/SF: \$199.00

2023 Taxes: \$88,609.89

PIN: 27-20-204-008-0000

### **PROPERTY OVERVIEW**

Freestanding 10,892 sf office building located on a 63,000-sf site. The property is ideal for retail, office, or industrial use. The Orland Park area is a thriving community and has high traffic counts on 159<sup>th</sup> Street. Contact the Village of Orland Park for acceptable uses.

### **PROPERTY HIGHLIGHTS**

- Free Standing Building w/building Back-up Generator
- 10,892 sf building on a 63,000 sf site, 1.45 Acres
- Plenty of Parking: 61 Total Stalls, 5.6/1,000 sf
- High Traffic Counts
- Potential to divide and make it multi-user
- Entire parking lot & rear drive are concrete for extremely low maintenance costs
- Roof Replaced in 2015
- All three (3) Roof Top Units replaced w/in past 5 years
- 1,100 SF of adaptable D.I.D warehouse space with a private drive in the back of the building

This information has been secured from sources that we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of this information. Buyer must verify information & bear all risks.



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Retailer Map

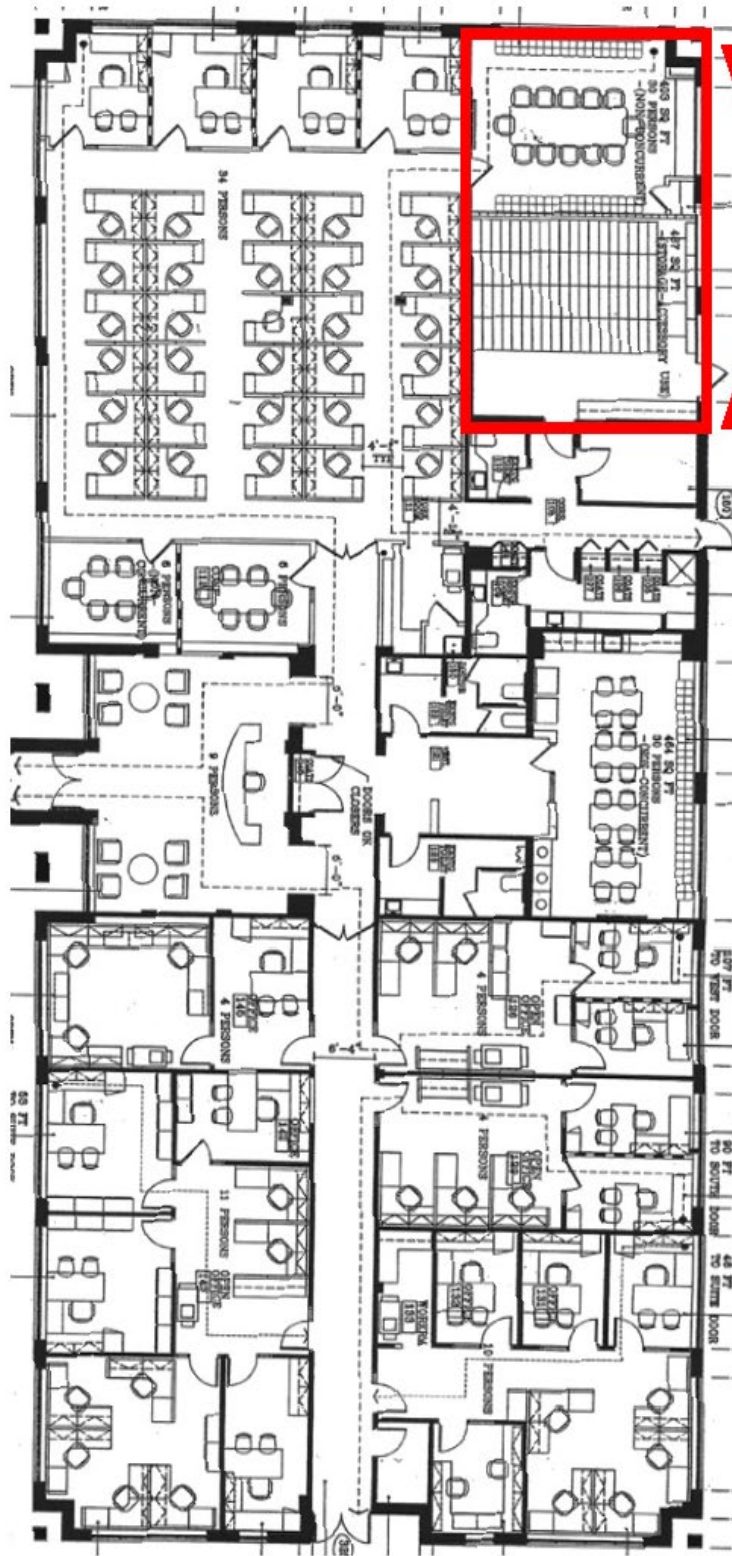


for more information...

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**Main  
Entrance**



**1,100 sf of  
adaptable  
warehouse  
space**

**Second  
Entrance**















## Drone View





If you have any questions regarding this property for sale, make sure to contact  
Olivieri Real Estate at (708) 719-3444.