

8525 183RD CROSSINGS DR.

TINLEY PARK, IL

Office or Flex Warehouse | For Lease

JUSTIN HARRIS
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RAWLY LANTZ, SIOR
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JOSHUA HEARNE, SIOR
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Available

Total Available: Suite D: 5,000 SF – 21,137 SF
(Flex Options Available)
Suite L : 7,533 SF

Pricing

Lease Rate(s): Suite D: \$13.50 Net
Suite L: \$15.95 Net

RE Taxes: \$1.97 PSF

OPEX: \$2.39 PSF

Building Specifications

Total Building: 79,571 SF

Parking: 5.19 : 1,000 SF

Year Built: 2004

- ✓ Convenient Access to I-80 via Harlem or LaGrange Interchange
- ✓ Low Will County Taxes
- ✓ Close Proximity to Metra Stations
- ✓ Amenity Rich Surrounding Area
- ✓ Full Air-Conditioned Warehouse
- ✓ Professionally Managed
- ✓ M1 Zoning



DISCLAIMER: The information contained in this marketing brochure has been secured from sources we believe to be reliable. All information is presented "as is" and Cawley CRE makes no representations or warranties, expressed or implied, as to the accuracy of the information. All information references to, but not limited to, acreage, square footage, age and other measurements are approximations, based on reliable sources. All interested parties to purchase or to lease, should conduct an independent, thorough, investigation of the property, and verify all information. Any reliance on the information contained within this marketing material is solely at your own risk, and the interested party bears all risk for any inaccuracies. The property owner reserves the right, at its sole discretion, to reject any offer or expressions of interest, and/or to terminate, or withdraw status of availability, at any time, without notice.

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Flex Space | For Lease

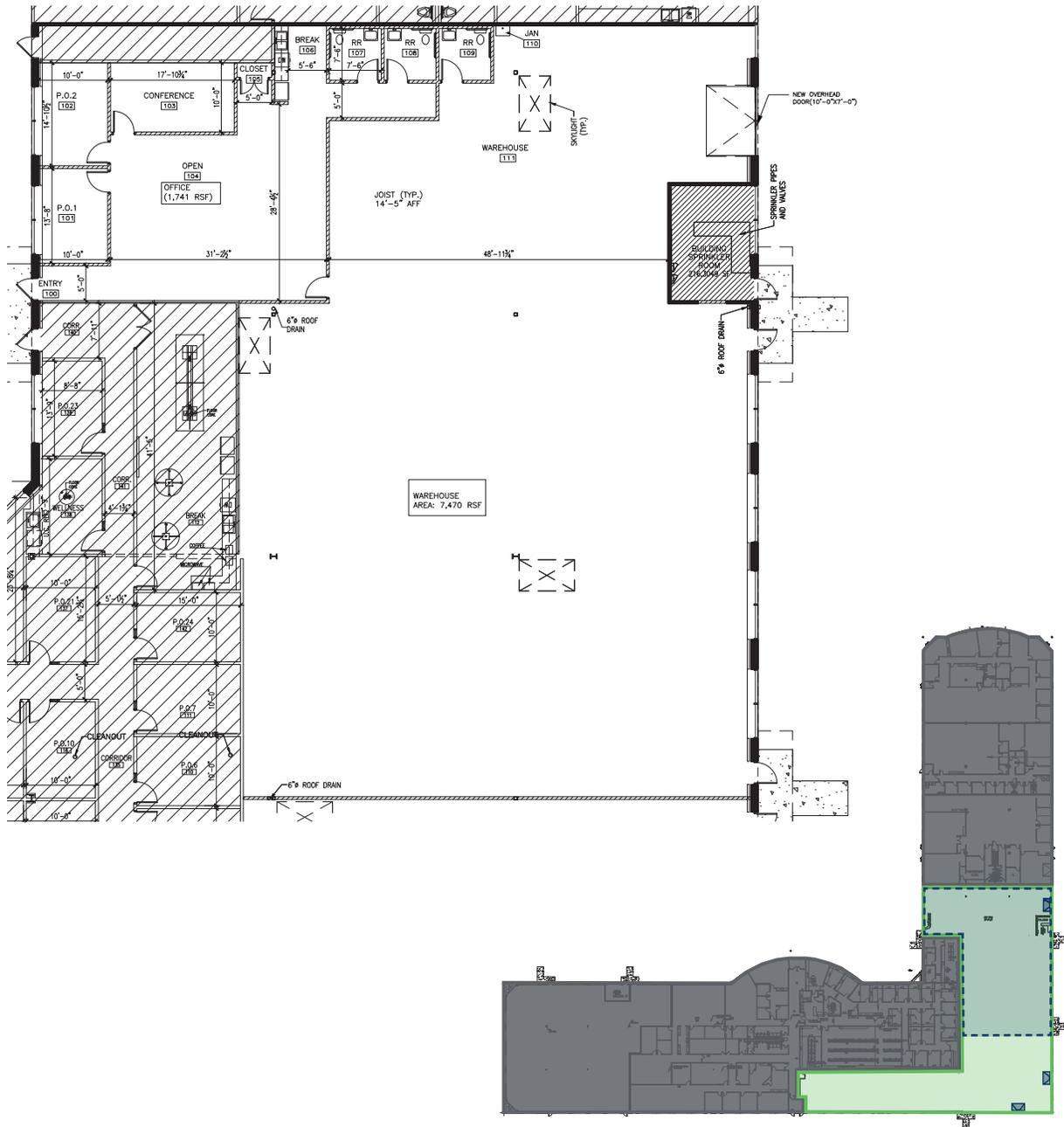
SUITE D | 9,211 SF

FLEX OPTION 1

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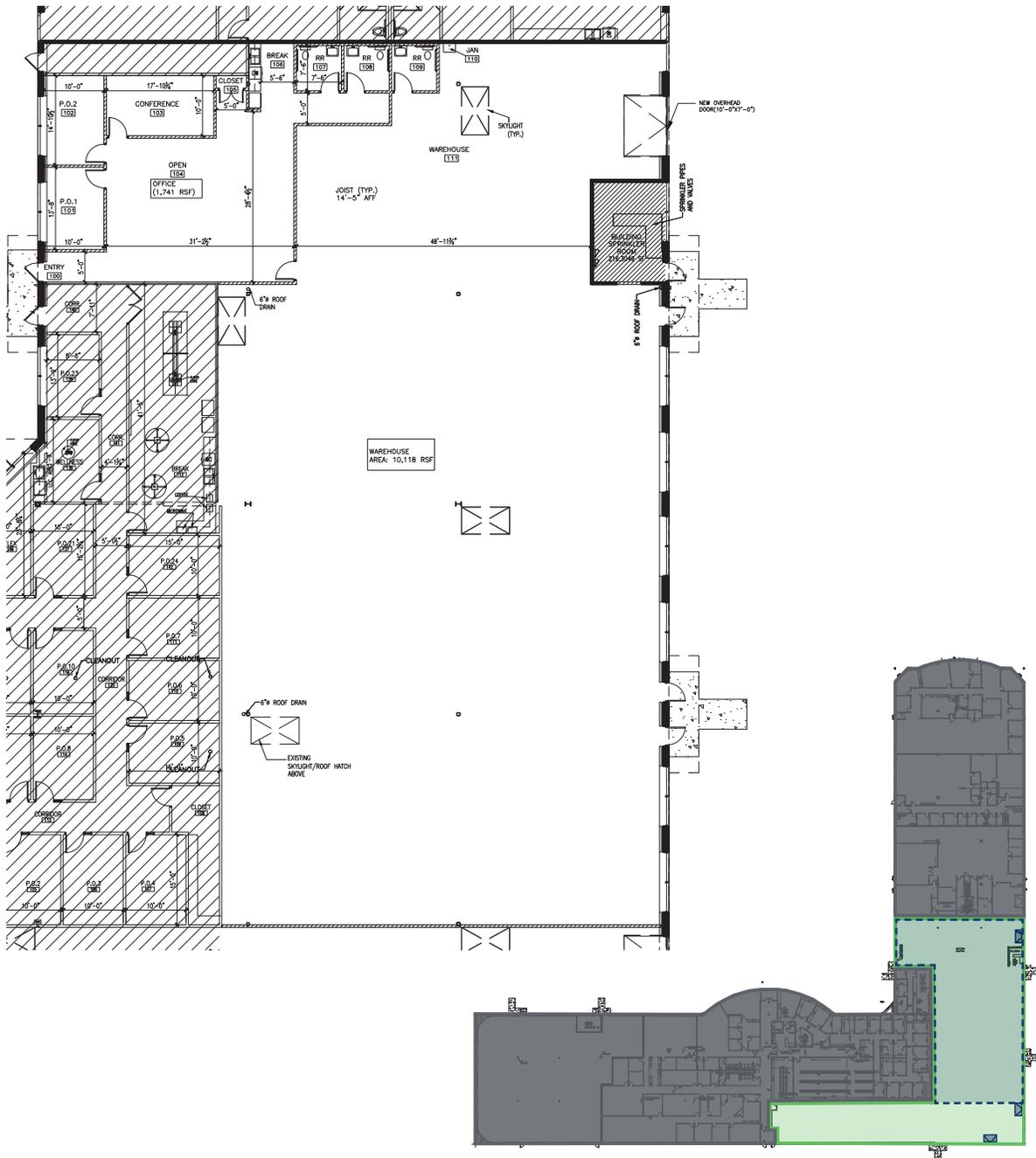
Flex Space | For Lease

SUITE D | 11,585 SF FLEX OPTION 2

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Office Space | For Lease

SUITE L | 7,532 SF

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