

HIGH VELOCITY CROSS DOCK WAREHOUSE WITH HEAVY TRAILER PARKING AND REPAIR AVAILABLE FOR SALE OR LEASE



3600 W. 127TH STREET
ALSIP, IL

CHRIS MERGENTHALER • VICE PRESIDENT
970 N OAKLAWN AVE, SUITE 100 • ELMHURST, IL 60126
(MAIN) 630-993-3862 • (CELL) 847-772-4153

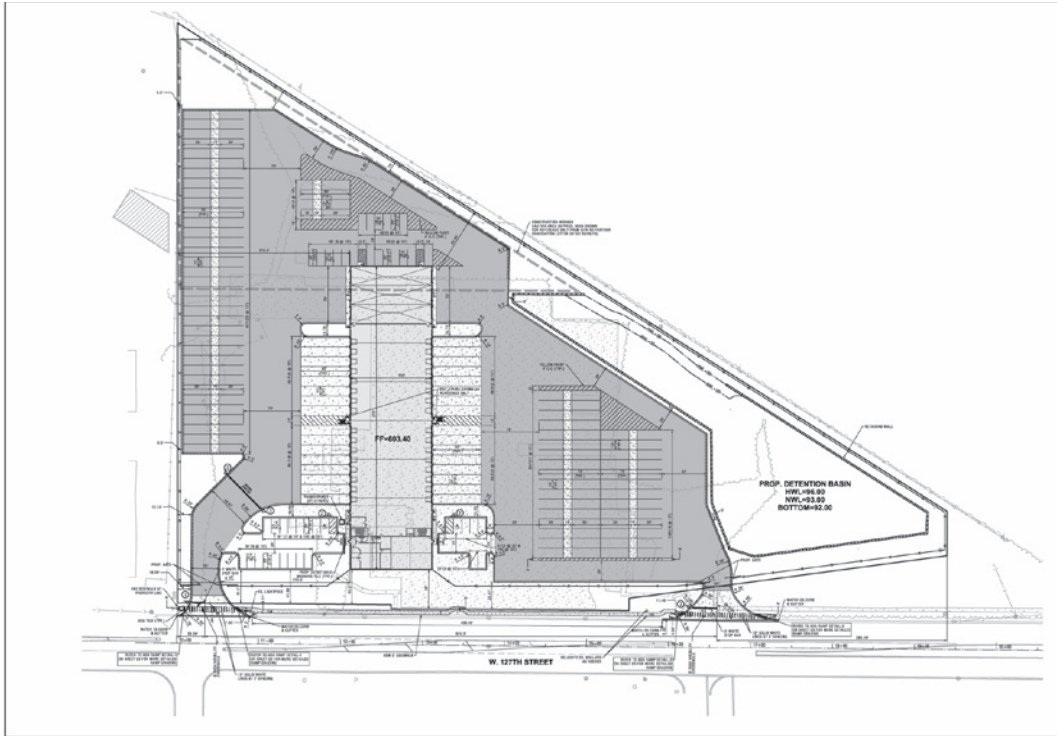


DARWINPW
REALTY

CORFAC
INTERNATIONAL

Facility Summary

3600 W 127th Street, Alsip, IL 60803



Property Summary

BUILDING SIZE	± 37,000 SF
OFFICE	± 3,200 SF
LOT SIZE	± 8.956 Acres
CEILING HEIGHT	26' Clear
LOADING	36 Exterior docks
CAR PARKING	46 Car parking stalls
TRUCK/TRAILER STALLS	75 Truck/trailer stalls
SALE PRICE	\$11,750,000
LEASE PRICE	\$60,000/Month Gross

Property Highlights

- **Class 6B in place**
- Partially leased through Q4 2026
- Office area expandable to 8,000 SF with 2nd floor
- Fully fenced, lit and paved
- (3) 100' air conditioned drive-thru maintenance bays
- Floor drains
- Exhaust ventilation system

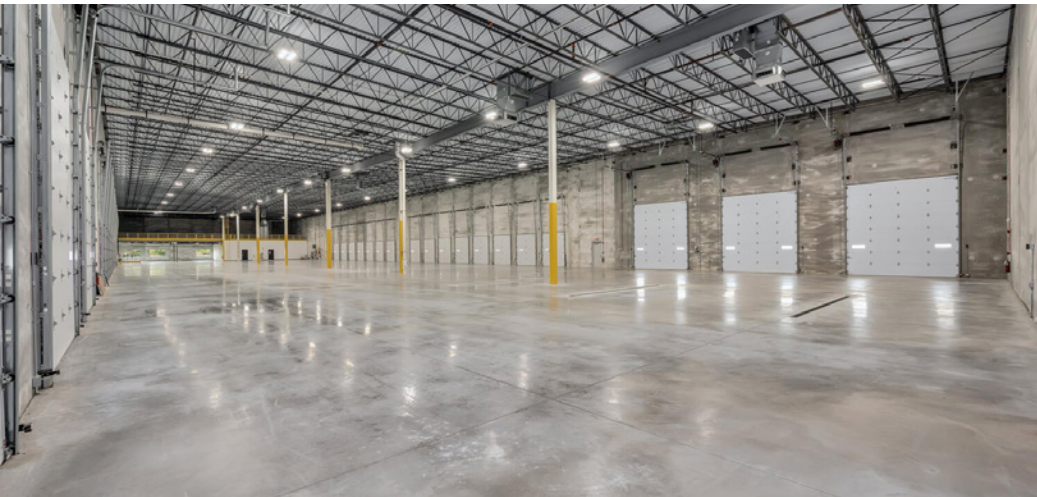


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Facility Images
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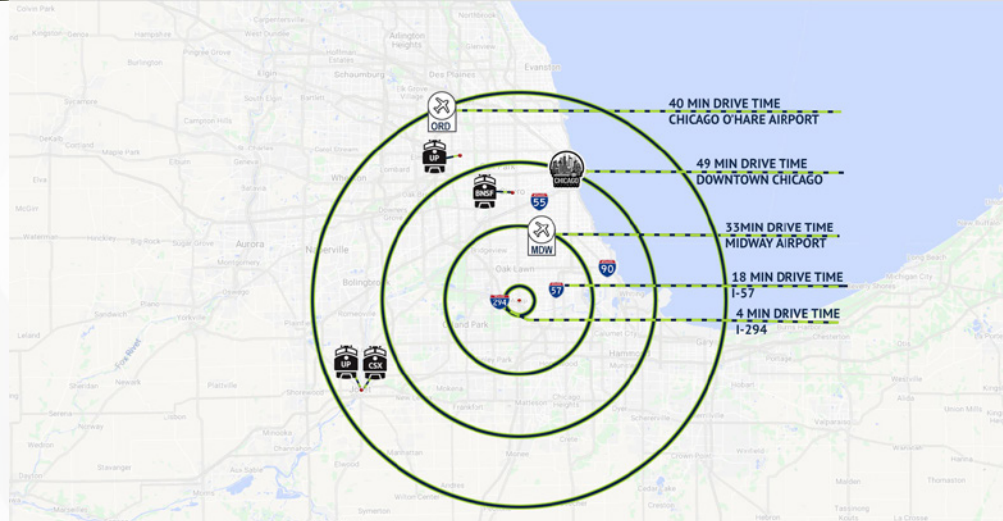
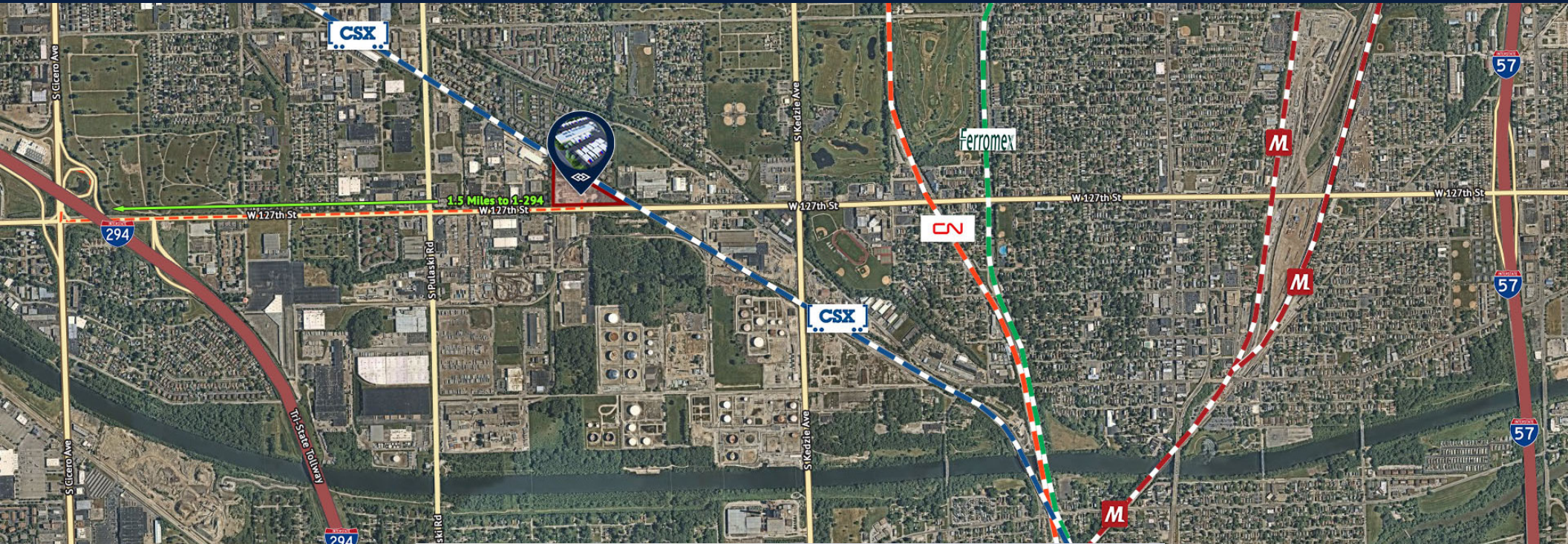
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Location and Drive Times

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