

**HARD TO FIND INDUSTRIAL BUILDING WITH
OUTSIDE STORAGE AVAILABLE FOR SALE/LEASE**

5041 W PERSHING, STICKNEY, IL 60402

RENOVATIONS UNDER WAY



OFFERING SUMMARY

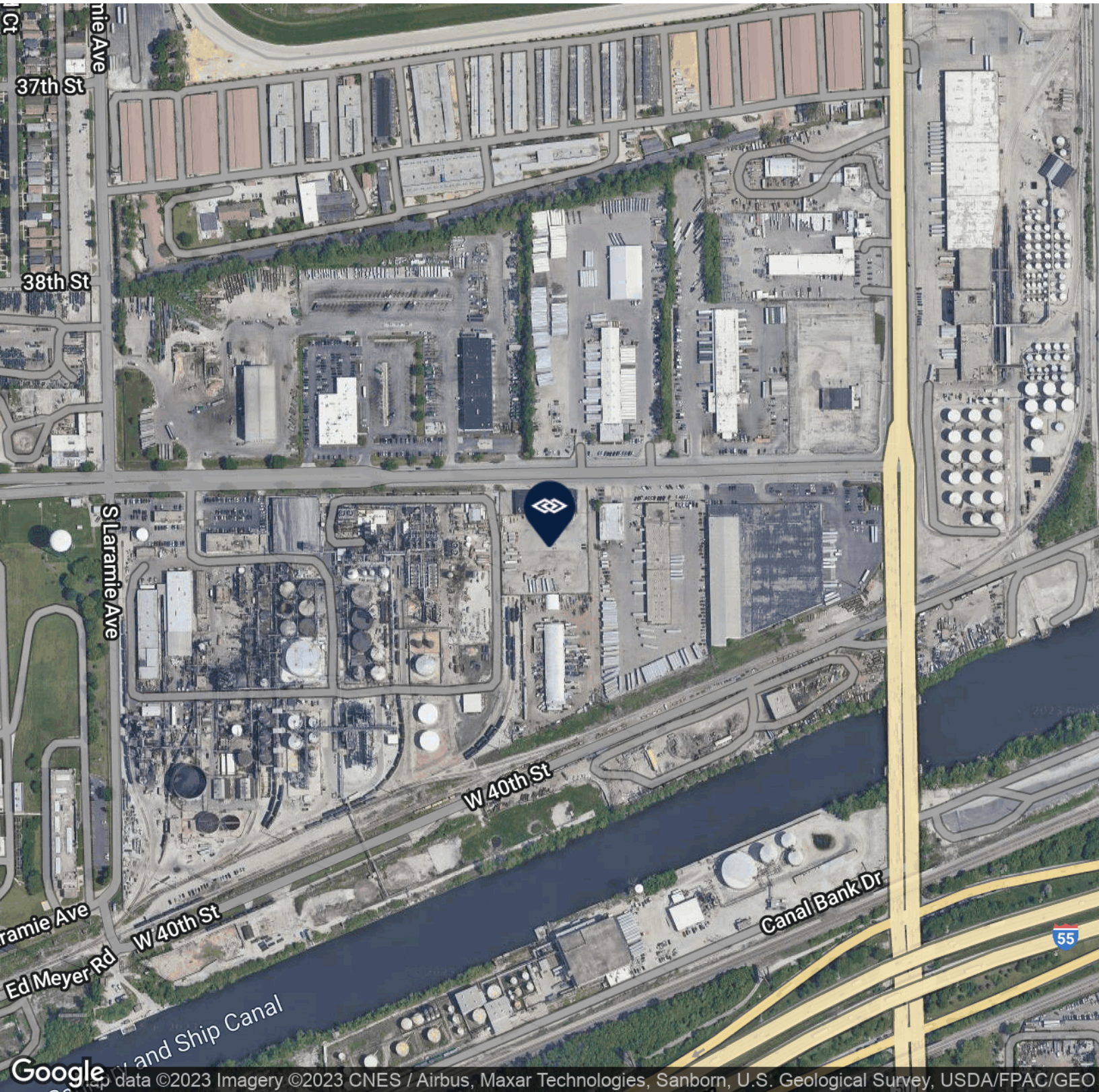
Building Size	16,640 SF
Lot Size	2.47 acres
Loading	10 Drive-in doors (22' W x 14' H)
Clear Height	17'
Sale Price/Lease Rate	Subject to Offer

PROPERTY HIGHLIGHTS

- Floor drains with catch basin
- Drive-thru facilities
- Air lines throughout
- Above ground fueling station on-site
- Oversized drive-in doors
- Fully fenced and paved site
- Heavy industrial zoning
- Potential TIF District
- Immediate access to I-55
- Ideal for Truck/Trailer Maintenance or Equipment Rental

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