

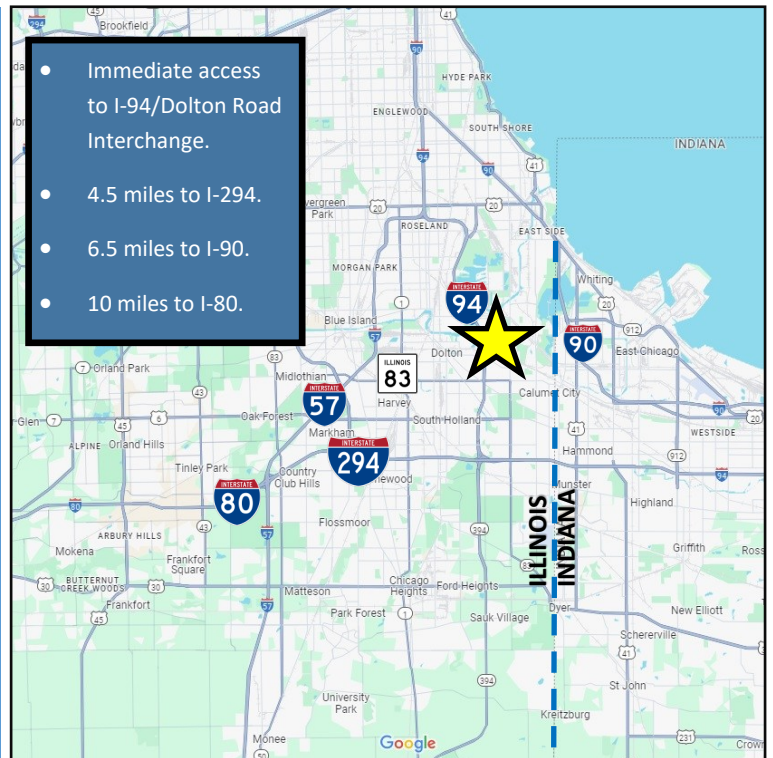
FOR SALE OR LEASE: ±12,614 SF Warehouse on Large Landsite



Building Size:	±12,614 SF (1-Story Building)
Site Size:	307,534 SF (7 Acres Lot)
Sale Price:	\$2,750,000
Lease Price:	\$30,000 Monthly, NNN
Taxes (2024):	\$98,566.90
Loading Docks:	5 Exterior Truck Docks
Clear Height:	16'
Power:	400-600 Amps / 480 Volts / 3-Phase
Utilities:	Heating
Year Built:	1967- Renovated in 2022
Zoning:	M-2 (Heavy Industrial Approved)
Incentives:	Sibley/Torrence/State TIF District, Enterprise Zone, Opportunity Zone

Details:

- Hard to find 7-acres land accommodating a wide range of users.
- Highly secure, fenced lot.
- Immediate access to I-94 Dolton Road interchange.



Parcel Number:

29-01-300-045-0000



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Photos

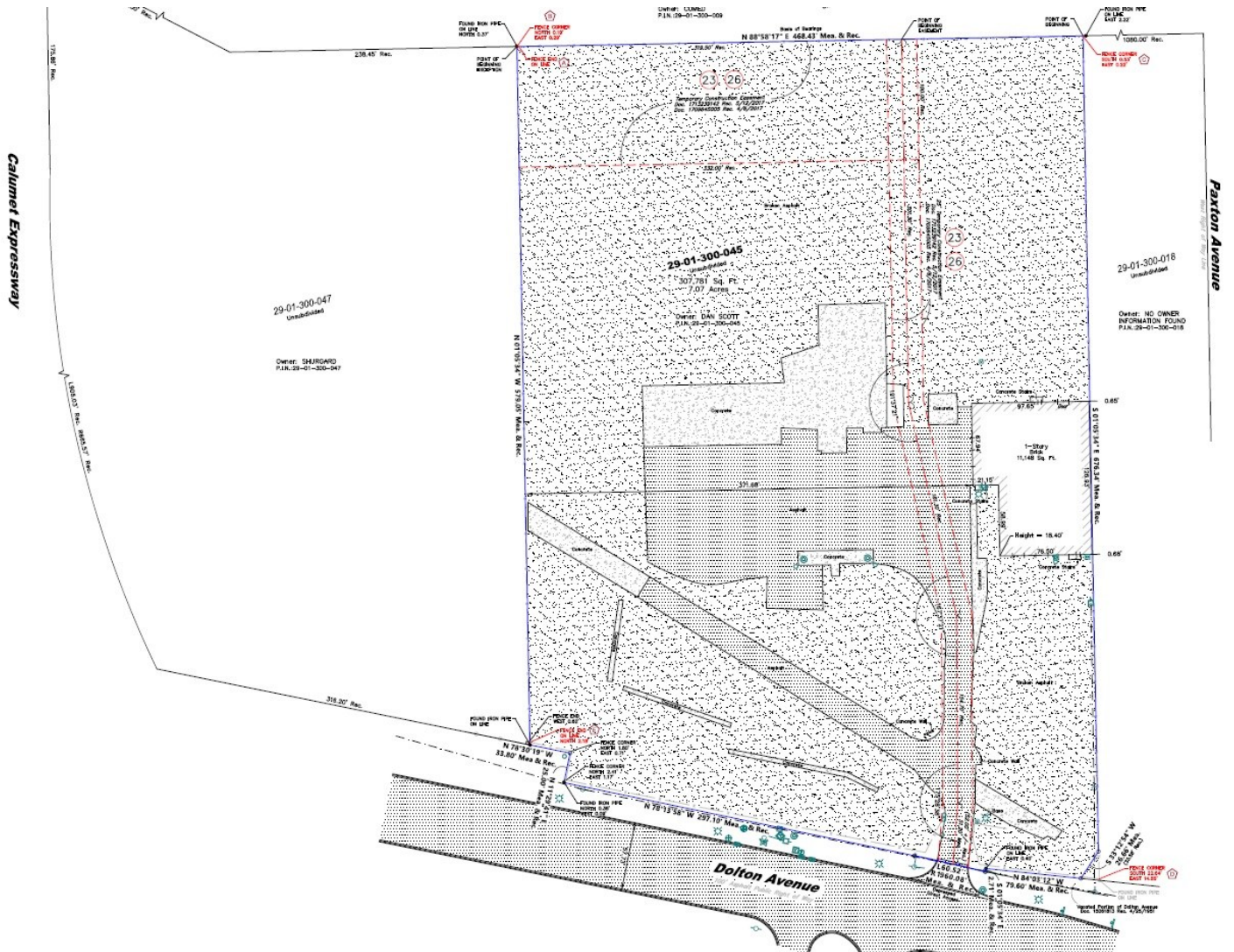


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Survey



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