

# 10-32 ACRES OF INDUSTRIAL LAND NOW AVAILABLE FOR SALE!



17635 Oakley Ave, Lansing IL



Conceptual Rendering\*

## +/- 10-32 ACRES AVAILABLE

### PROPERTY HIGHLIGHTS

- Turnkey plans and full reports available
- Zoning: M1-Limited Manufacturing

- Suitable for industrial operations including distribution, manufacturing, outdoor storage uses, etc. Current approvals in place for terminal/trailer stalls/repairs.
- Extensive I-94 exposure/frontage/signage
- Class 8 property tax reduction in place
- Immediate I-94 access at full Route 83 interchange
- Over 206,000 vehicles per day

**MICHAEL HAWRYLUK**  
Managing Broker

847.736.3040 | mhawryluk@icgchicago.com

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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

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## TRUCK ACCESS

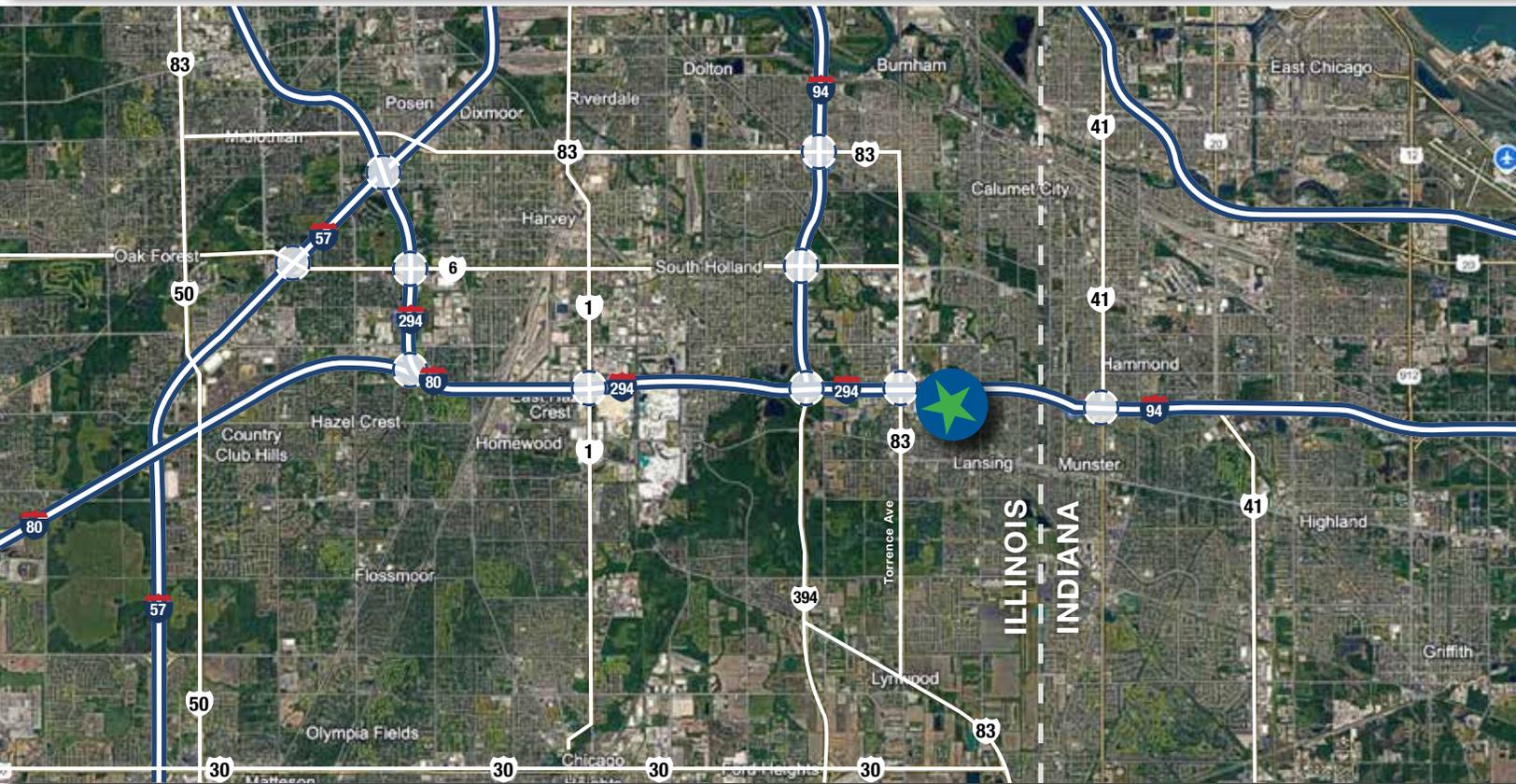
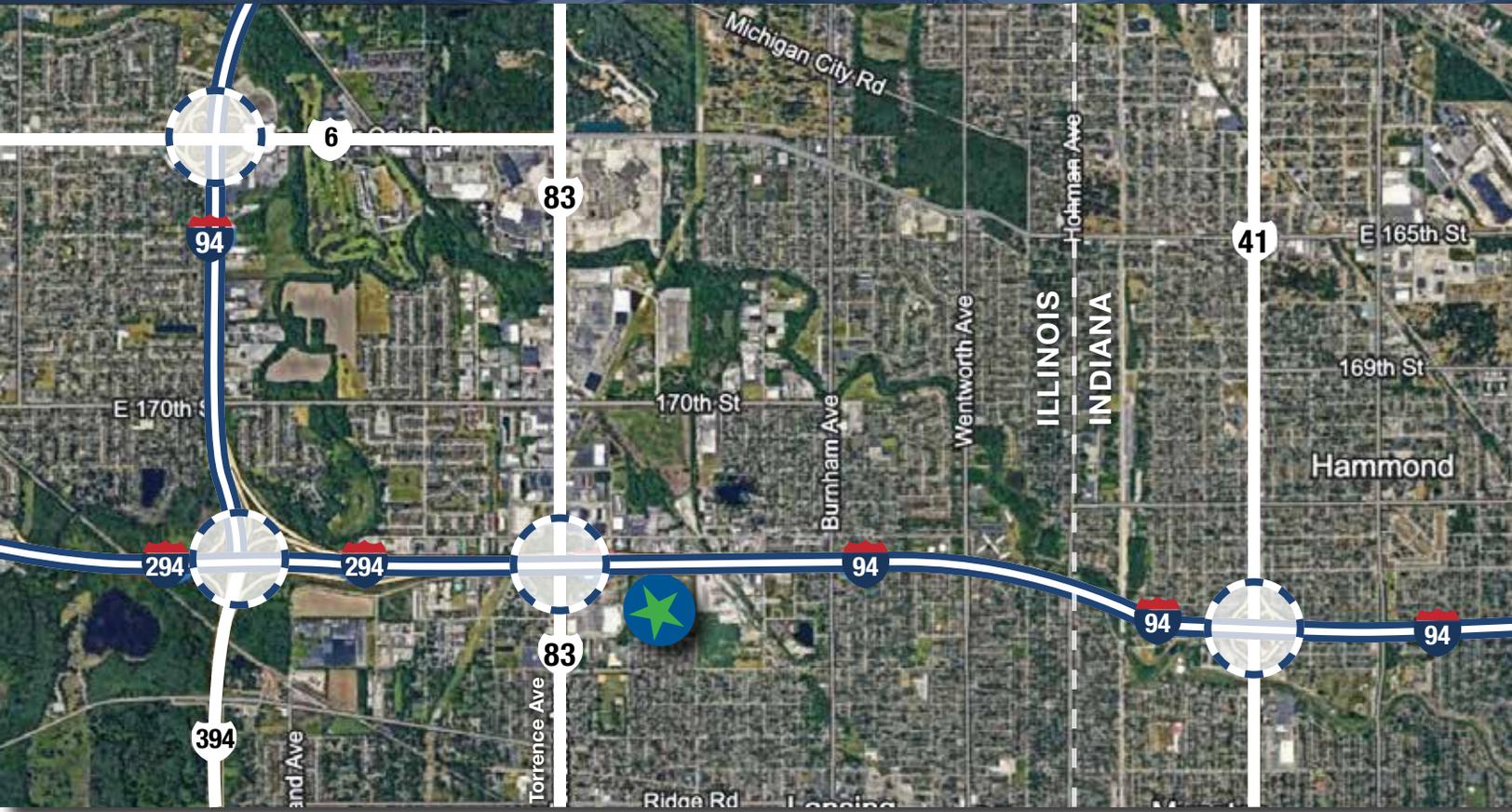


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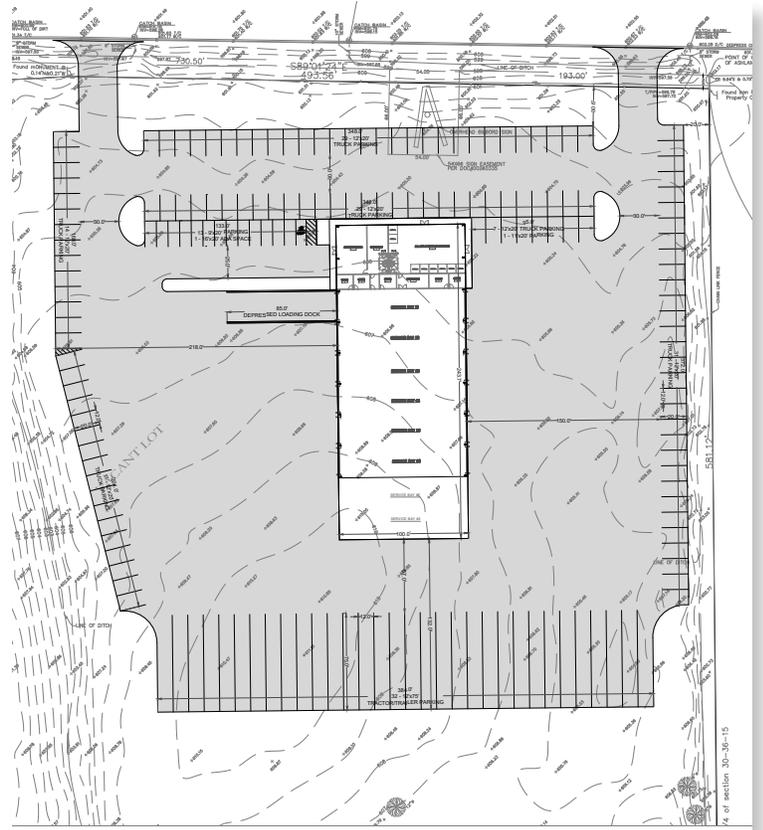
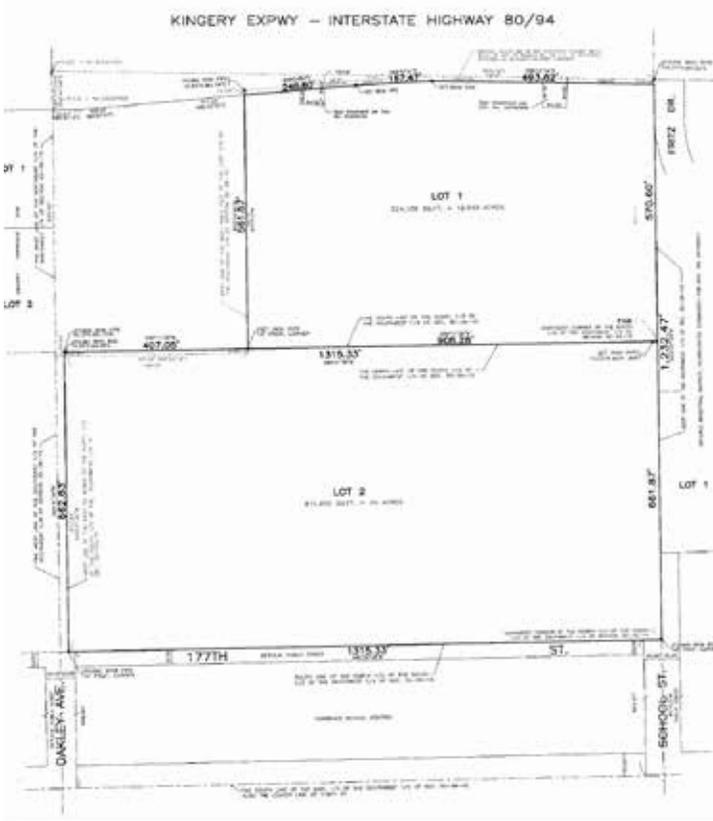
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## +/-6 Acre Conceptual Site Plan Scenario



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