

131,208 SF AVAILABLE

NEW ROOF w/ 20 YEAR WARRANTY • TRAILER PARKING



NOW
AVAILABLE
FOR **SALE**
OR LEASE

7979 W 183RD STREET
TINLEY PARK, ILLINOIS

Terry M. Grapenthin
Principal
tgrape@lee-associates.com
D 773.355.3042

Michael O'Leary
Executive Vice President
moleary@lee-associates.com
D 773.355.3024

Ryan J. Earley
Principal
rearley@lee-associates.com
D 773.355.3020



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR SALE OR LEASE
7979 W 183RD STREET
 TINLEY PARK, IL 60477

BUILDING SPECIFICATIONS:

BUILDING SIZE:	237,241 SF
CLEAR HEIGHT:	30'
TRAILER PARKING:	±40 stalls (building total)
SPRINKLER:	ESFR
PARKING:	301 spaces (building total)
LEASE PRICE:	Subject to Offer
RE TAXES:	\$1.35 PSF (2024 estimates)
CAM:	\$0.81 PSF (2024 estimates) (Includes insurance)



COMMENTS:

- › New Roof 2023 - 20 Year Warranty
- › Charging Stations
- › Shipping Office with Warehouse Restrooms
- › Trailer Parking
- › Great Corporate Headquarters Location
- › Low Will County Taxes
- › Easily accessible to I-80 via full interchange at Harlem Ave

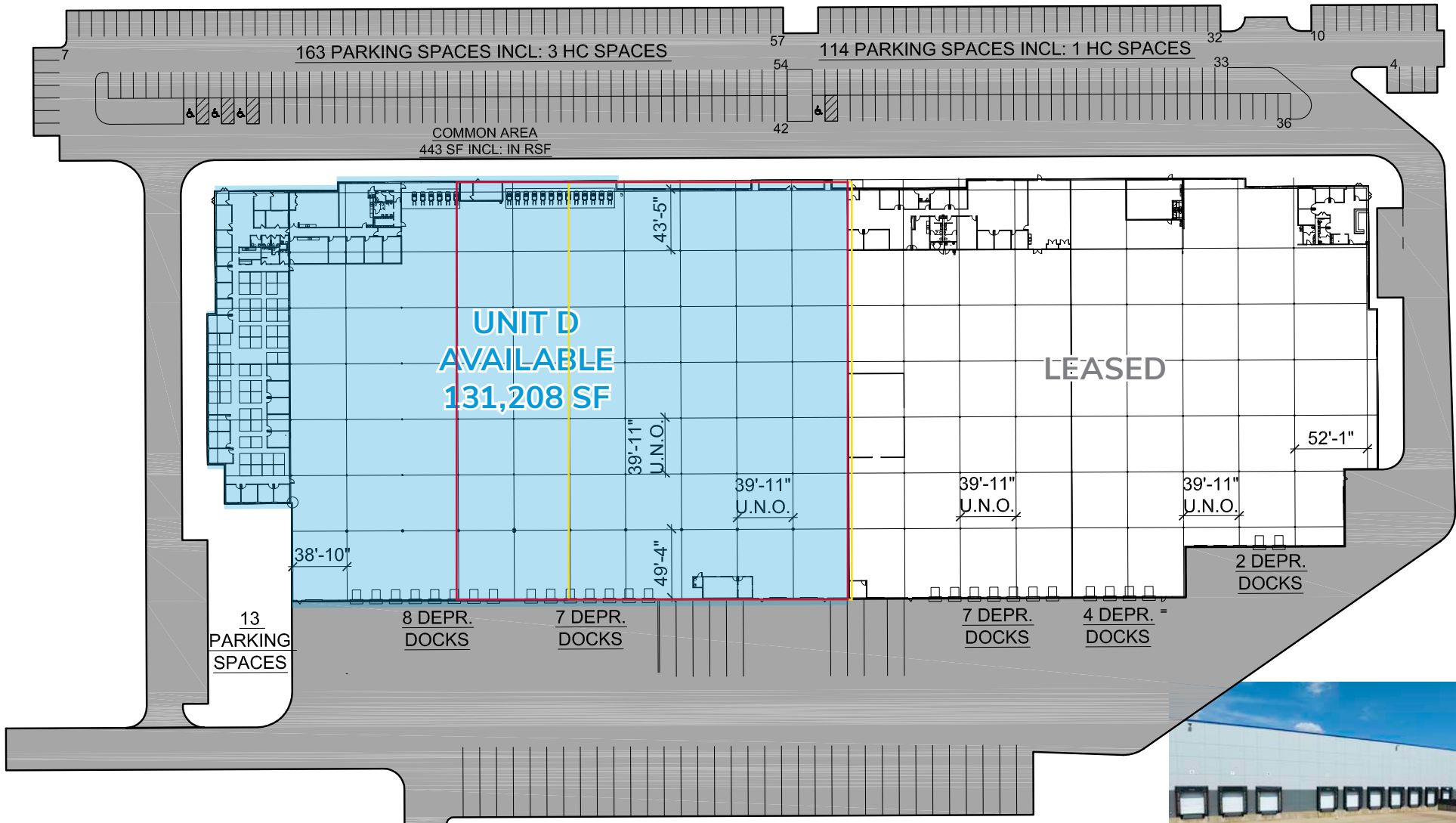
AVAILABLE:

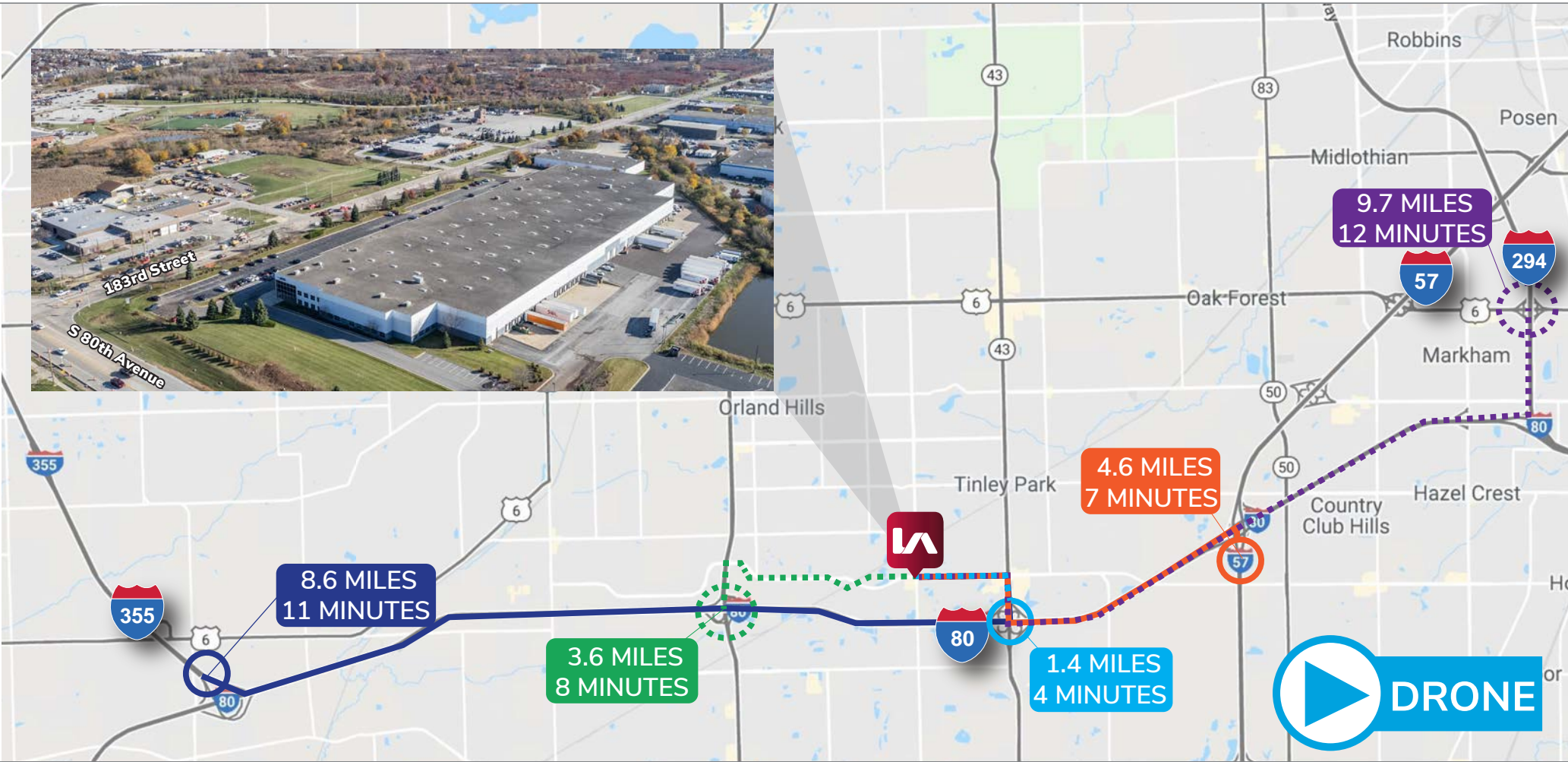
	TOTAL SF	OFFICE	LOADING	POWER
UNIT D	131,208	16,846 (main) 634 (shipping)	15 docks 3 drive-in doors	800 amp, 277/480 volt, 3-phase
DIVISIBILITY OPTIONS				
	67,369	634	7 docks	
	63,839	16,846	8 docks	
	56,141	634	5 docks	
	75,068	16,846	10 docks	



AVAILABLE FOR SALE OR LEASE
7979 W 183RD STREET
TINLEY PARK, IL 60477

□ □ Potential demising options





Terry M. Grapenthin
Principal
tgrape@lee-associates.com
D 773.355.3042

Michael O'Leary
Executive Vice President
moleary@lee-associates.com
D 773.355.3024

Ryan J. Earley
Principal
rearley@lee-associates.com
D 773.355.3020



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.