

Industrial | For Lease

CBRE

8001 W 47th St, Lyons, IL

OWNED BY:
REALTERM

UP TO ±60,413 SF AVAILABLE FOR MAINTENANCE USE WITH DRIVE-IN CAPABILITIES



8001 W 47th St
8001 W 47th St | Lyons, IL 60534

For Lease

Unit A Overview

BUILDING SPECIFICATIONS		
Total Available SF	±40,500 SF (Expandable to ±60,413 SF)	
Office SF	±3,500 SF	
Clear Height	14'6" - 18'	
Loading	2 docks/ 2 drive in doors	
Parking	±40 car parking + 0.50 acres	
Date Available	March 1, 2026	
Asking Lease Rate	Subject to offer	

PROPERTY HIGHLIGHTS	
Excellent tractor repair, warehousing or light manufacturing facility	
Fully sprinklered	
Easy access to I-55 via full interchange at 1st Ave	
Strong surrounding labor pool	
Variety of amenities available in the near area	



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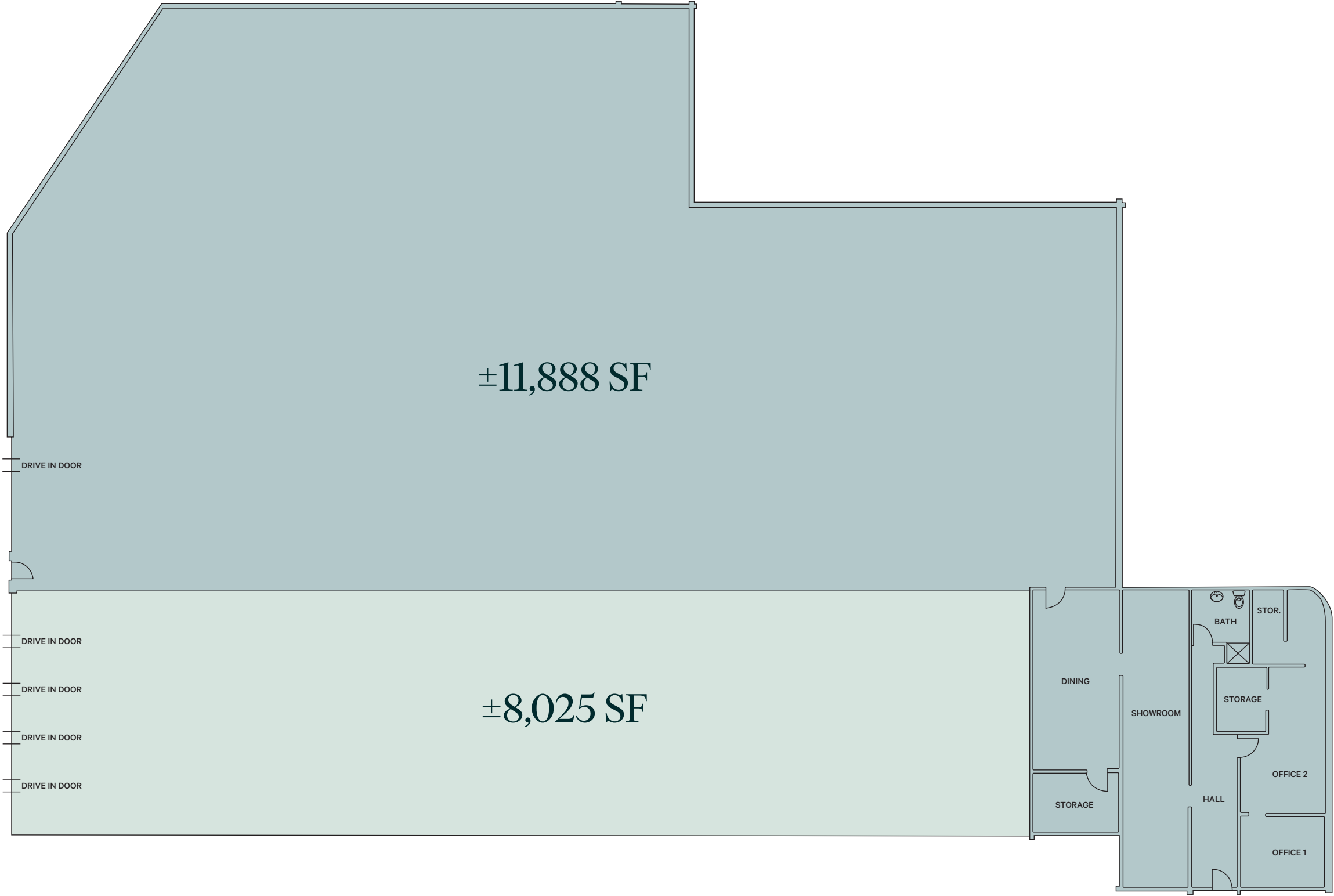
Unit B Overview

BUILDING SPECIFICATIONS	
Total Available SF	±11,888 - ±19,913 SF
Office SF	±1,680 SF
Clear Height	14'6" - 18'
Loading	Up to 5 drive in doors
Parking	Up to ±1.00 acre
Date Available	June 1, 2026

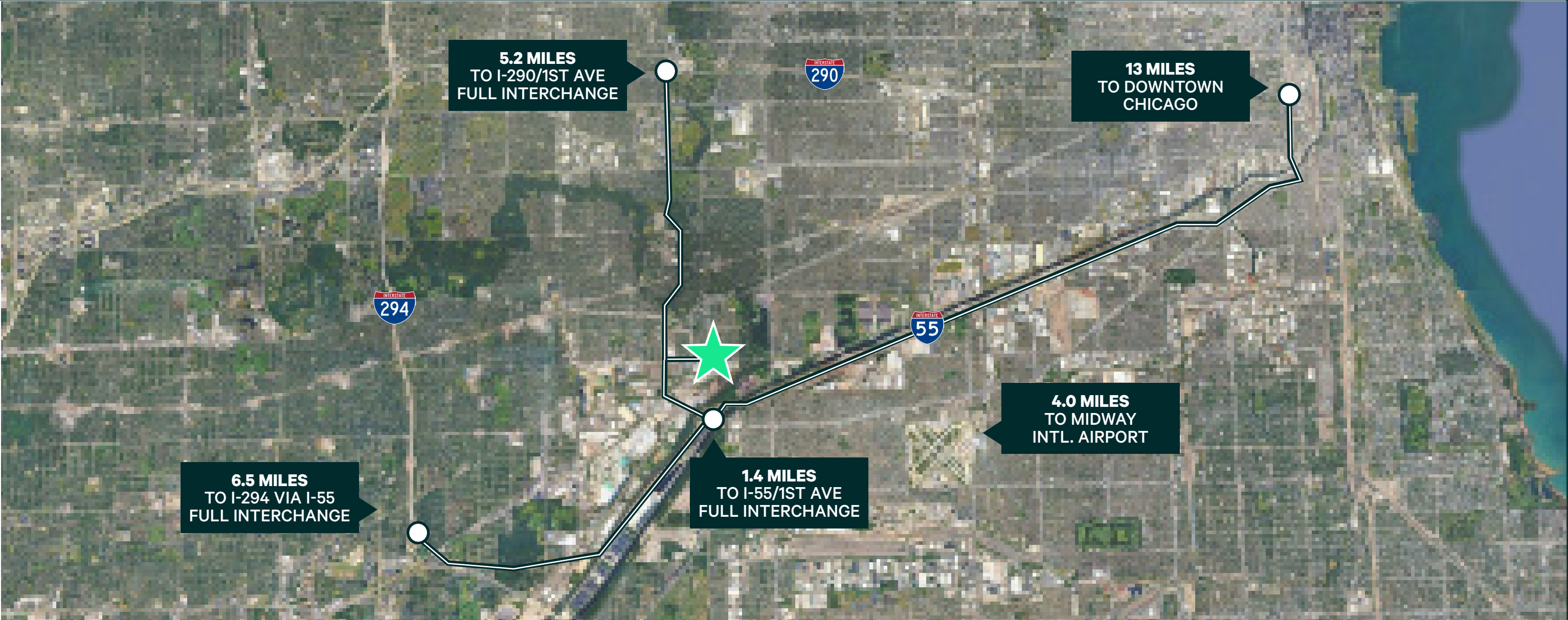
PROPERTY HIGHLIGHTS	
Short term deals considered	
Recent renovations include new LED lighting, new paint in the warehouse, new warehouse heaters, renovated office space, and renovated restrooms	
Strong surrounding labor pool	
Ample parking	
Drive in capability	
Fully sprinklered	
Easy access to I-55 via full interchange at 1st Avenue	



Unit B Floorplan



Access & Area Overview



Notable
Neighbors



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For Lease



Larry Goldwasser, SIOR
Executive Vice President
+1 314 334 7201
larry.goldwasser@cbre.com

Colin Green, SIOR
Senior Vice President
+1 314 334 7202
colin.s.green@cbre.com

John Marks
Vice President
+1 314 334 7204
john.marks@cbre.com

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