

For Sale or Lease

55,276 SF on 6.5 Acres

Colliers



Sale Price / Lease Rate:
Subject to Offer

3300 16th Street, Zion, IL

Free-standing corporate headquarters building

Contact:

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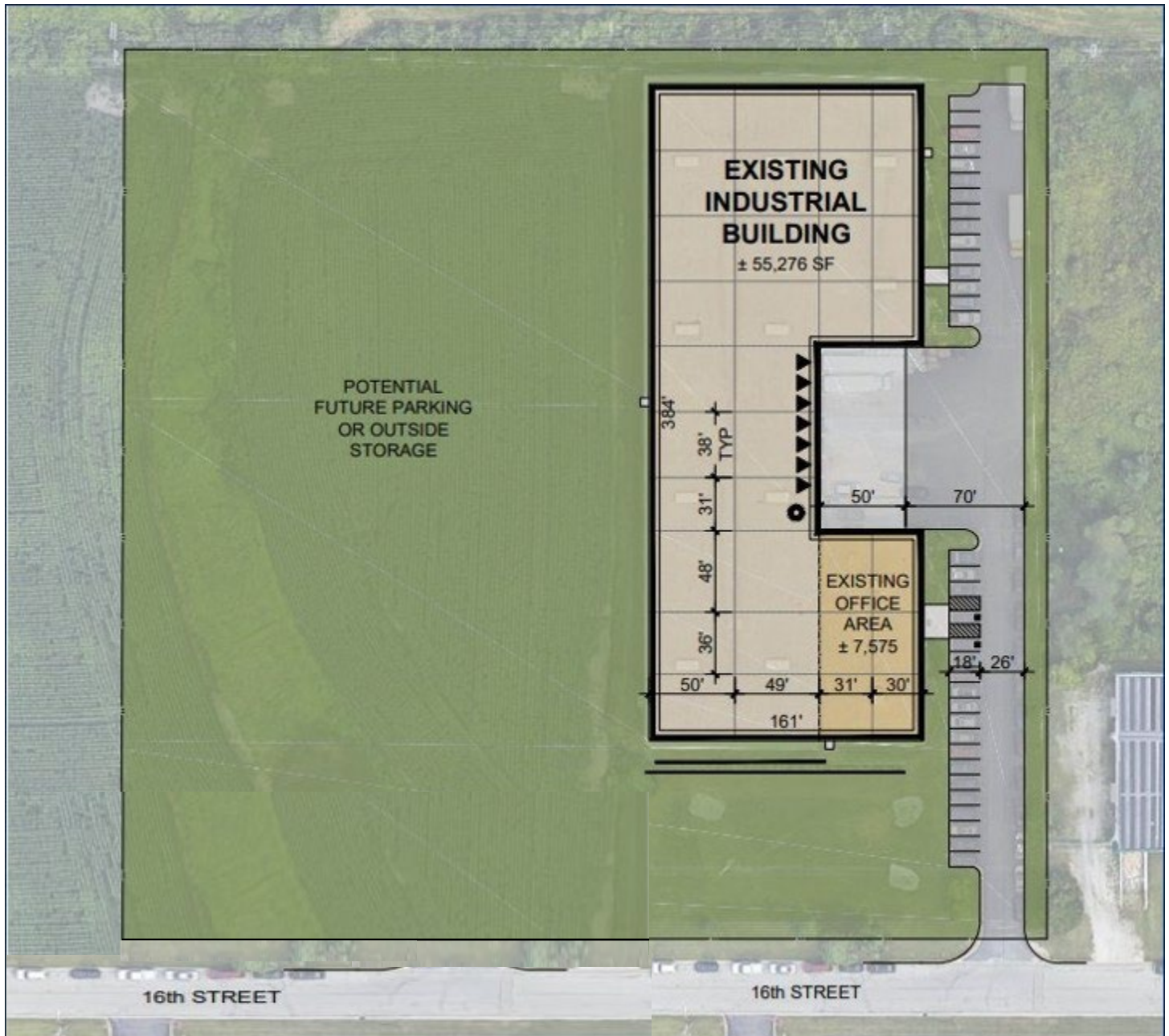
6250 N. River Rd, Suite 11-100
Rosemont, IL 60018
colliers.com/chicago

- 55,276 SF building – expandable
- 9,026 SF office space
- 6.51 Acres land site
- Clear Height: 24'
- Loading: 6 Exterior Docks, 1 DID
- Parking: 74 cars – expandable
- Year Built: 2004
- Sprinkler: ESFR
- Power: 600A, 480V Heavy (TBV)
- Zoning: Light Manufacturing (LM)
- Taxes (2025): \$100,023.96
- **Sale Price / Lease Rate: Subject to Offer**
- Land available for expansion and outdoor storage
- ±5.25 miles to both North / South interchanges at I-94
- 40 minutes to Milwaukee Mitchell Airport
- 45 minutes to Chicago O'Hare Airport

Accelerating success.

Site Plan

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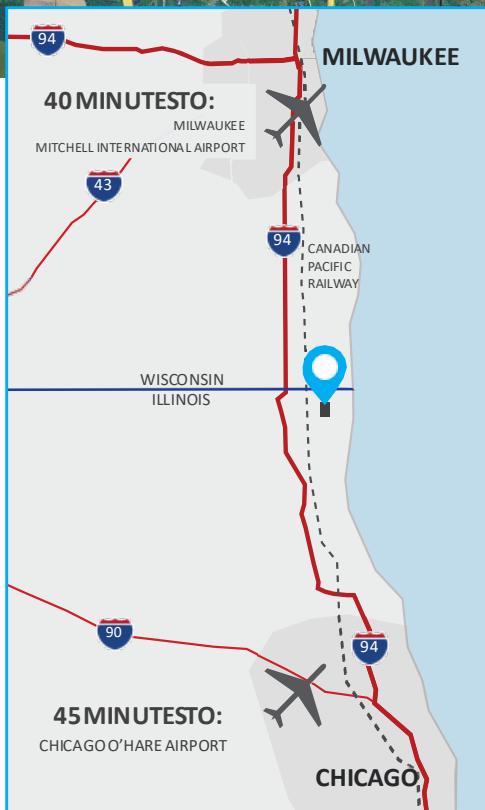
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Drive Time



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