

INDUSTRIAL
BUILDING
FOR SALE
OR LEASE

±20,000 SF
AVAILABLE

COMMERCIAL
& INDUSTRIAL
USES

FLEX,
WAREHOUSE,
SERVICE,
DISPATCH

SHOP,
SHOWROOM,
& OFFICE


TRANSWESTERN
REAL ESTATE
SERVICES

8020 W 47TH STREET

Lyons, IL 60534



PROPERTY SPECIFICATIONS

- **BUILDING SIZE:** ±20,000 SF (FOOTPRINT)
- **LAND SIZE:** ±0.92 AC
- **WAREHOUSE/SHOP:** ±13,000 SF
- **OFFICE/SHOWROOM:** ±7,000 SF
- **BONUS MEZZANINE:** ±1,000 SF
- **CEILING SHOWROOM:** 12' - 14' CLEAR HEIGHT
- **CEILING WAREHOUSE:** 14' - 17' CLEAR HEIGHT
- **LOADING:** 2 DIDs (1) 24'W x 14'H
(1) 10'W x 12'H
- **CRANE:** (1) 5-TON
- **POWER:** 800A/600V/480V 3P
- **FENCED PARKING:** 40 SPACES
- **CONSTRUCTION:** MASONRY BLOCK AND BRICK,
STEEL, WOOD, CONCRETE
- **TAXES:** \$4.08 PSF
- **CAM:** \$0.50 PSF
- **ASKING SALE PRICE:** \$1,100,000 (\$55.00 PSF)
- **ASKING LEASE RATE:** \$10.00 PSF
+ INS. + CAM + UTIL. + MAINT.

PROPERTY HIGHLIGHTS

- Classification: Industrial Flex- Warehouse, Service, Dispatch, Shop, Showroom, and Office
- Uses: Commercial & Industrial
- Office Configuration: 6 Private Offices, 2 conference rooms, Administrative Office, 3 private restrooms, shop restrooms, break & kitchen, reception & lounge areas, large dispatch/showroom area
- Tech: Wired Network
- Tax Pins: 18-02-422-075-0000 and 18-02-422-022-0000
- Zoning: I-1 Industrial including several business & commercial uses
- Year Built: 1952 with significant renovations since 2020
- Roof: Built-up and Membrane (8,000 SF New Membrane)
- Flooring: VCT & Tile
- Sprinkler: Wet (new in 2020)
- HVAC Office/Showroom: Central
- Heating Warehouse/Shop: Suspended Gas Fired Heaters
- Lighting: High Intensity Fluorescent
- Compressed Air Lines
- Security: RFID Access

ALEX GENOVA, CPA

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ANDREW WATSON

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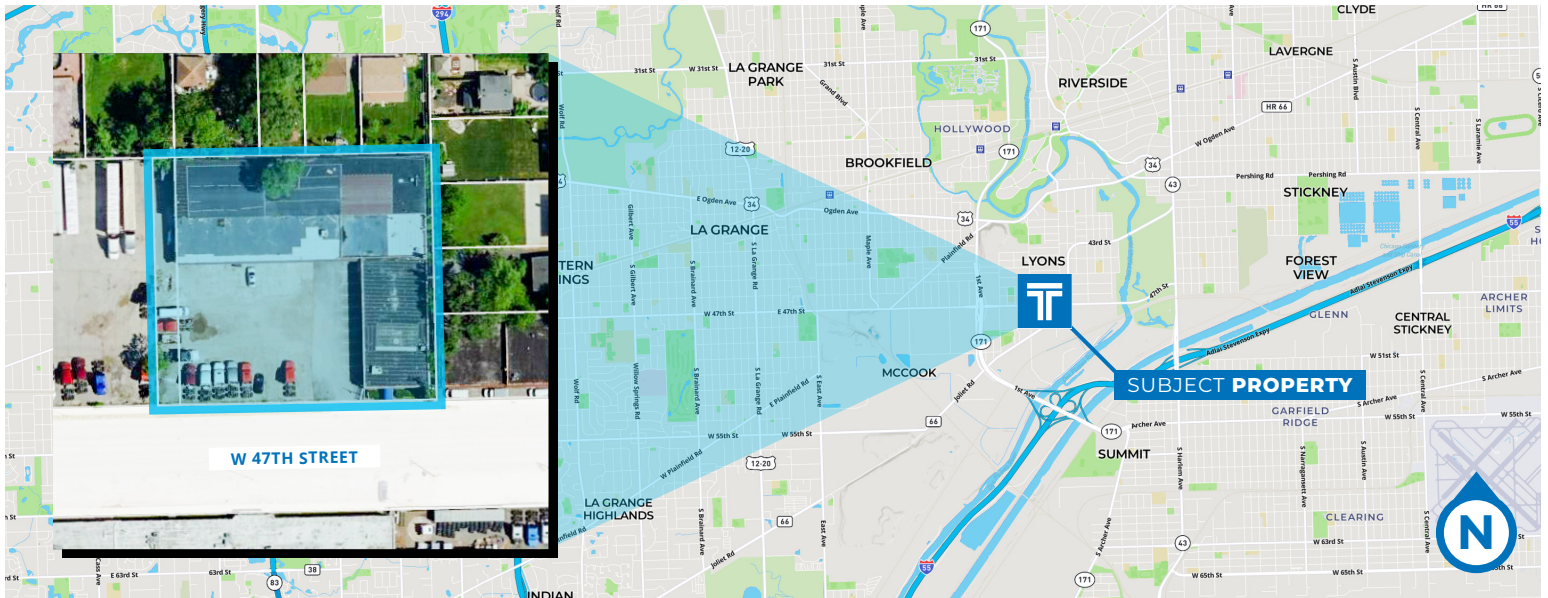
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