



# UNIT A

**8,005 SF**

9'2" - 14'1" ~ 14'1"  
(BEAM HEIGHT)

DEDICATED PARKING  
WITH 13 ASPHALT  
PAVED SPACES

PROFESSIONAL IN-  
UNIT HEATING WITH  
NATURAL  
VENTILATION

DRIVE IN DOOR - 1



**LEASE TERMS**

**\$8.50-9.50 PSF NNN**

**| 5-7 YEARS |**

**CAM & TAXES: \$0.65 PSF**

IDEAL FOR TOOL &  
DIE SHOPS,  
MEDICAL DEVICE  
ASSEMBLY,  
ARTISAN  
MANUFACTURERS,  
OR HIGH-END  
SERVICE  
BUSINESSES  
REQUIRING  
ENVIRONMENTAL  
CONTROL





# UNIT B

46,646 SF

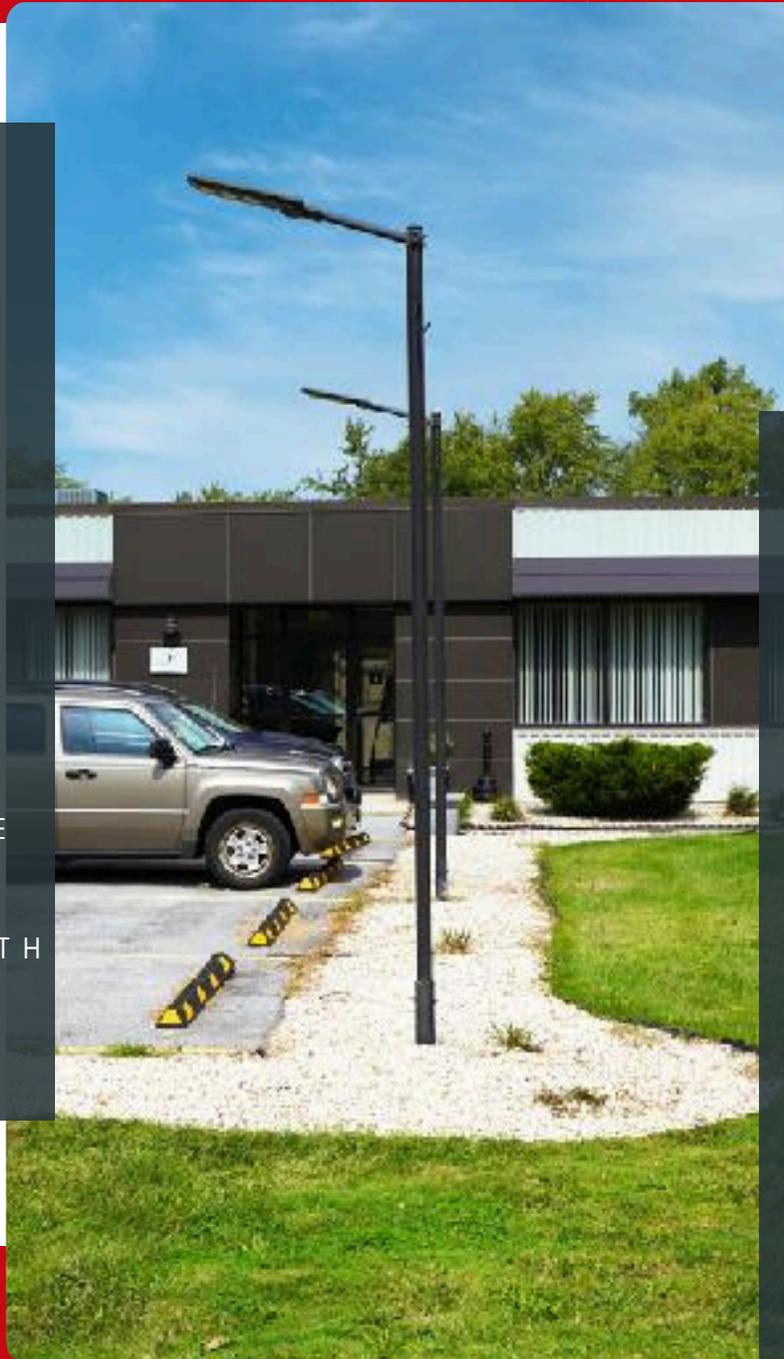
7'8" - 18'1" - 10' - 15'6"  
(VARIES BY ZONE)

DEDICATED PARKING  
ASPHALT PAVED  
SPACES

POWER: 277/480  
VOLTS SYSTEM

SPRINKLER: WET PIPE  
SYSTEM

3 LOADING DOCKS WITH  
3'6" DECK HEIGHT



LEASE TERMS

\$4.50-\$5.50 PSF NNN

| 5-7 YEARS |

CAM & TAXES: \$0.65 PSF

BUILT FOR 3PLS,  
WHOLESALE  
DISTRIBUTORS, E-  
COMMERCE  
FULFILLMENT, AND  
LIGHT  
MANUFACTURING  
OPERATIONS THAT  
DON'T  
COMPROMISE ON  
CAPABILITY





AERIAL VIEW

SOUTH CHICAGO HEIGHTS, IL



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