

OFFICE  
BUILDING  
FOR SALE

±25,000 SF  
AVAILABLE

CLOSE TO  
I-80  
INTERSTATE

WILL  
COUNTY

AMPLE  
PARKING

  
**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# 18401 MAPLE CREEK DRIVE

Tinley Park, IL 60477



## PROPERTY SPECIFICATIONS

- **BUILDING SIZE:** ±25,000 SF
- **LAND SIZE:** ±2.25 AC
- **OCCUPANCY:** VACANT - READY FOR OCCUPANCY
- **POWER:** 277A/480V
- **HEATING:** CENTRAL ROOF TOP UNITS
- **SPRINKLERS:** WET - FULLY SPRINKLERED
- **YEAR BUILT:** 2004
- **PARKING:** ±103 SPACES
- **CONSTRUCTION:** MASONRY BRICK & STEEL FRAME
- **ZONING:** B-3 GENERAL BUSINESS & COMMERCIAL W/ OVERLAPPING PUD
- **CAM:** \$0.75 PSF (EST.)
- **RE TAXES:** \$3.88 PSF
- **SALE PRICE:** \$4,000,000 (\$160 PSF)

## PROPERTY HIGHLIGHTS

- Close to I-80 Interstate and 35 minutes from Downtown Chicago
- Will County
- Strong Demographics: Population of 68,986 and Household Income \$104,075 within Three Miles
- Ample Parking and Multiple Access Points
- Located in North Creek Business Park across the street from the Tinley Park Convention Center

**ALEX GENOVA**

*Vice President*

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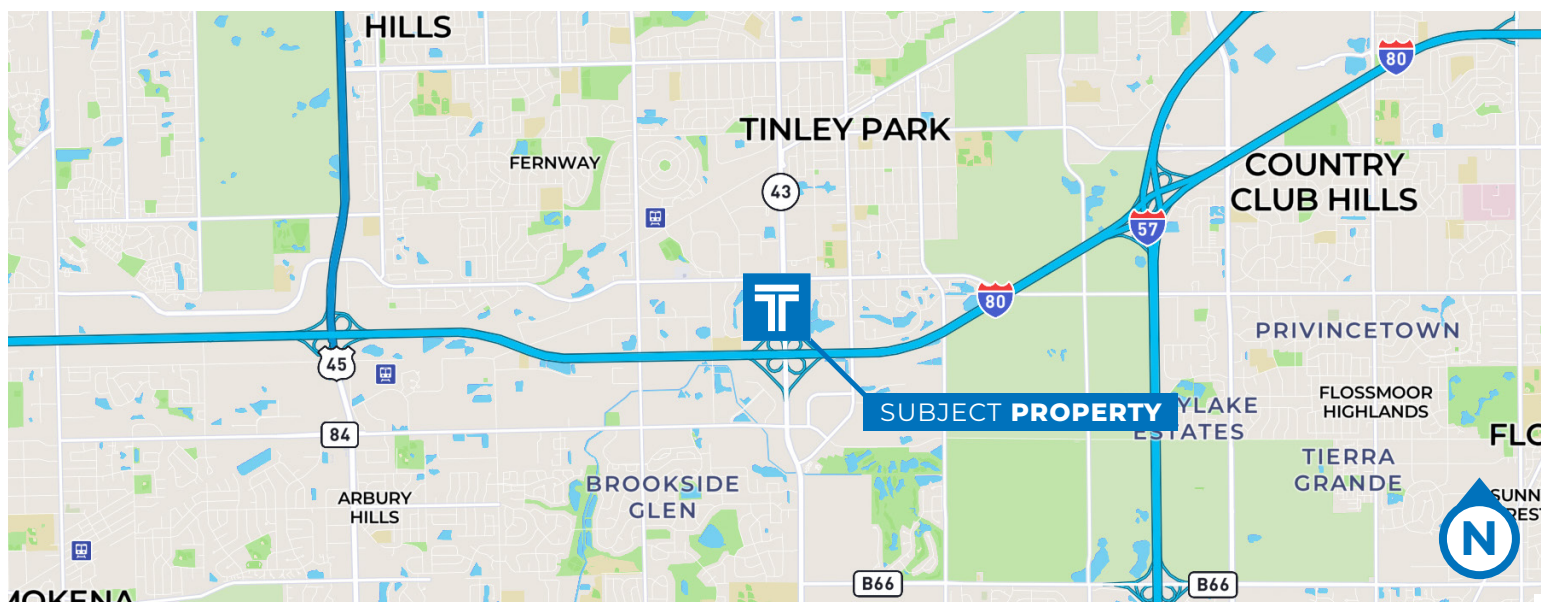
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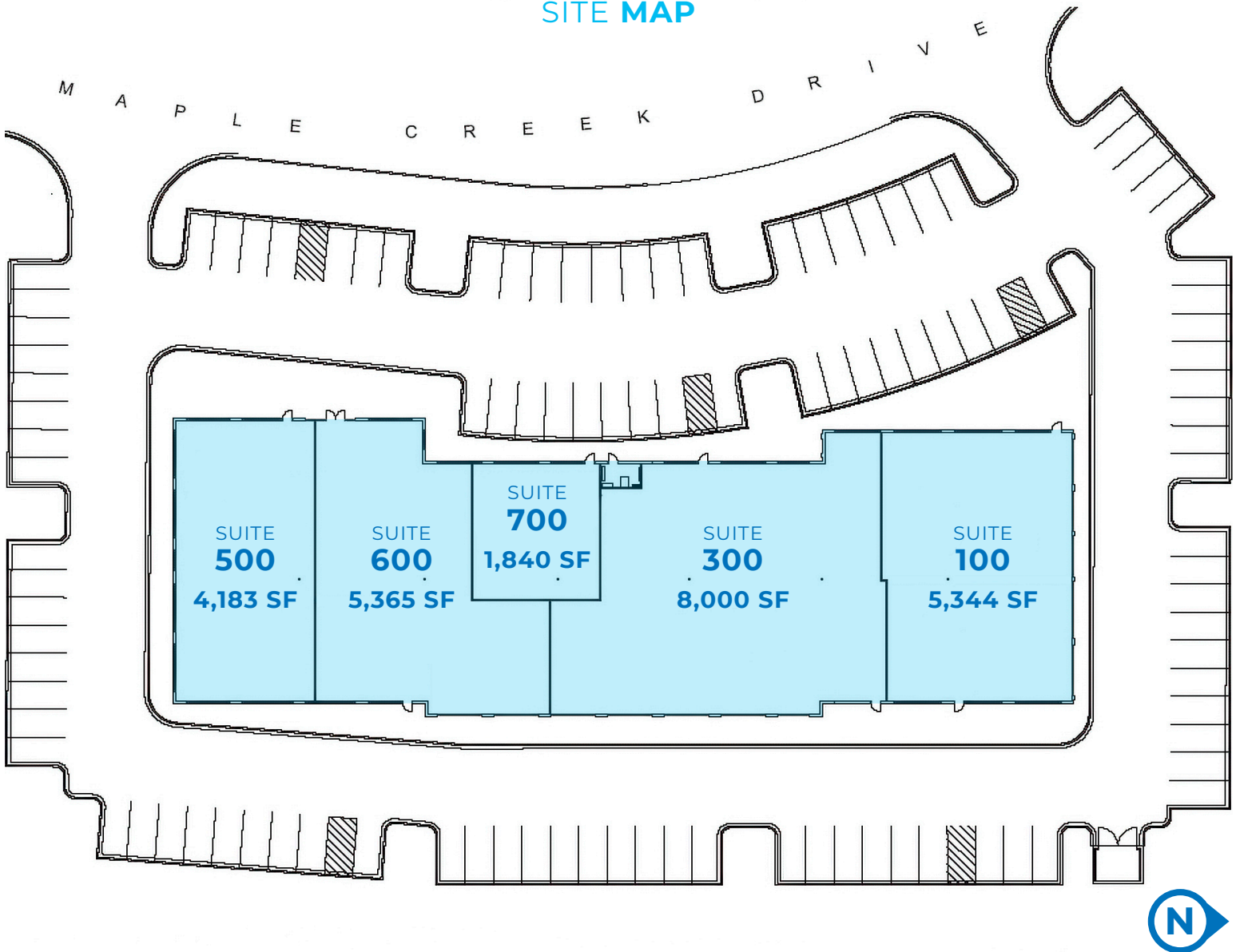
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## SITE MAP



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