

For Lease

3236 Rennie Smith Dr, South Chicago Heights, IL 60411

- > 6.2 acres of industrial land featuring a 6,250 SF facility that includes a warehouse/shop, and office space.
- > Ideal for maintenance & repair shops, contractors & trade shops, outdoor storage and truck/trailer parking & storage.

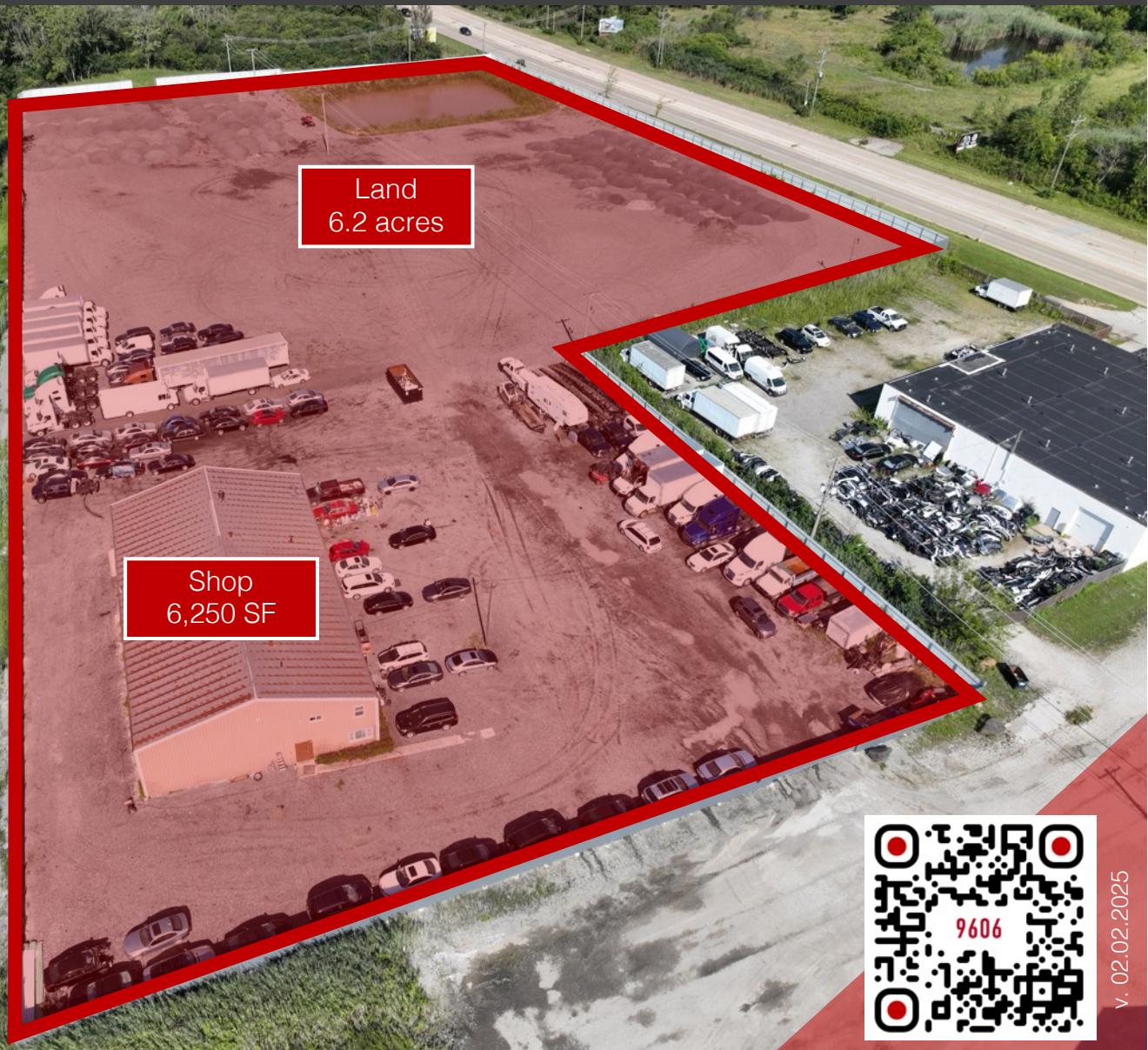
Land Size
6.2 Acres



Building / Shop
6,250 SF



Office Mezzanine
506 SF



Property is managed by: Mazel Property Management LLC

Scan to visit the property online

Alain Iskandar

Vice-President Business Development

(708) 332-8917

alain@9606capital.com

Yoav Worth

Business Development Executive

(530) 288-4133

yoav@9606capital.com

9606
Capital

Property Facts

- > **Lot Size:** 6.2 acres, providing ample space for fleet parking and truck maneuverability.
- > **Warehouse:** 6,175 sq. ft. with ample storage and flexible operational space.
- > **Office Space:** 506 sq. ft. of mezzanine office space, preserving valuable workshop space.
- > **Workshop:** 6,250 sq. ft. ideal for vehicle maintenance or extra storage.
- > **Yard Space:** 6-acre recycled asphalt yard, fenced and secured, with capacity for up to 100 trucks and trailers.
- > **Drive-In Doors:** 2 (12'x14' + 12'x12') DID's for efficient loading/unloading.
- > **Ceiling Height:** 16'-17' in ceilings, suitable for various needs.
- > **Zoning:** I-2 Industrial—perfect for freight, warehouse, or logistics operations.
- > **Power:** 3-phase power, supporting heavy-duty equipment and industrial operations.
- > **Accessibility:** Direct access to [highways/interstates], ensuring seamless regional and national transport.
- > **Additional Amenities:** Corrugated fence and LED lighting.
- > **Property Condition:** The building and yard were newly renovated at the end of 2024 and are move-in ready.
- > **Priced to Lease:** This property offers exceptional value, providing a rare opportunity in today's market.

Ideal For

Fleet Vehicle
Service Centers

Construction & Heavy
Equipment Companies

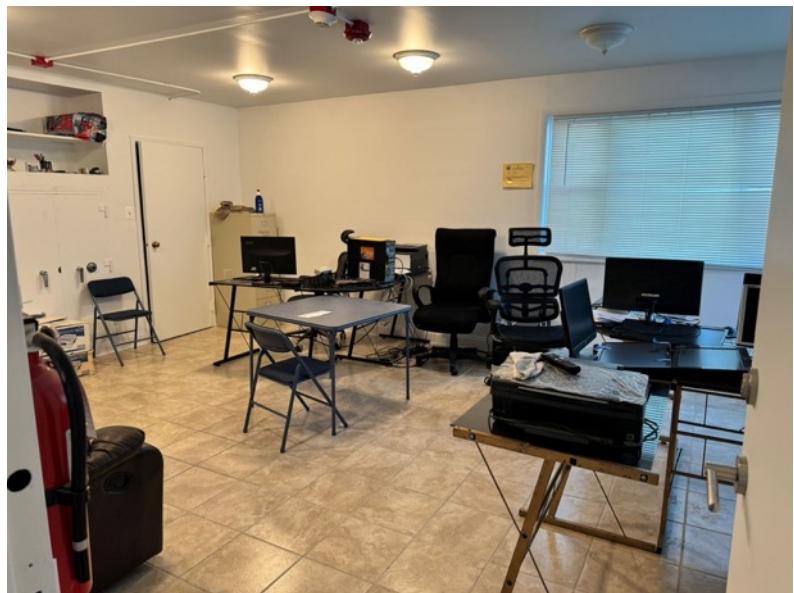
Contractor & Trade
Shops

Maintenance &
Repair Shops

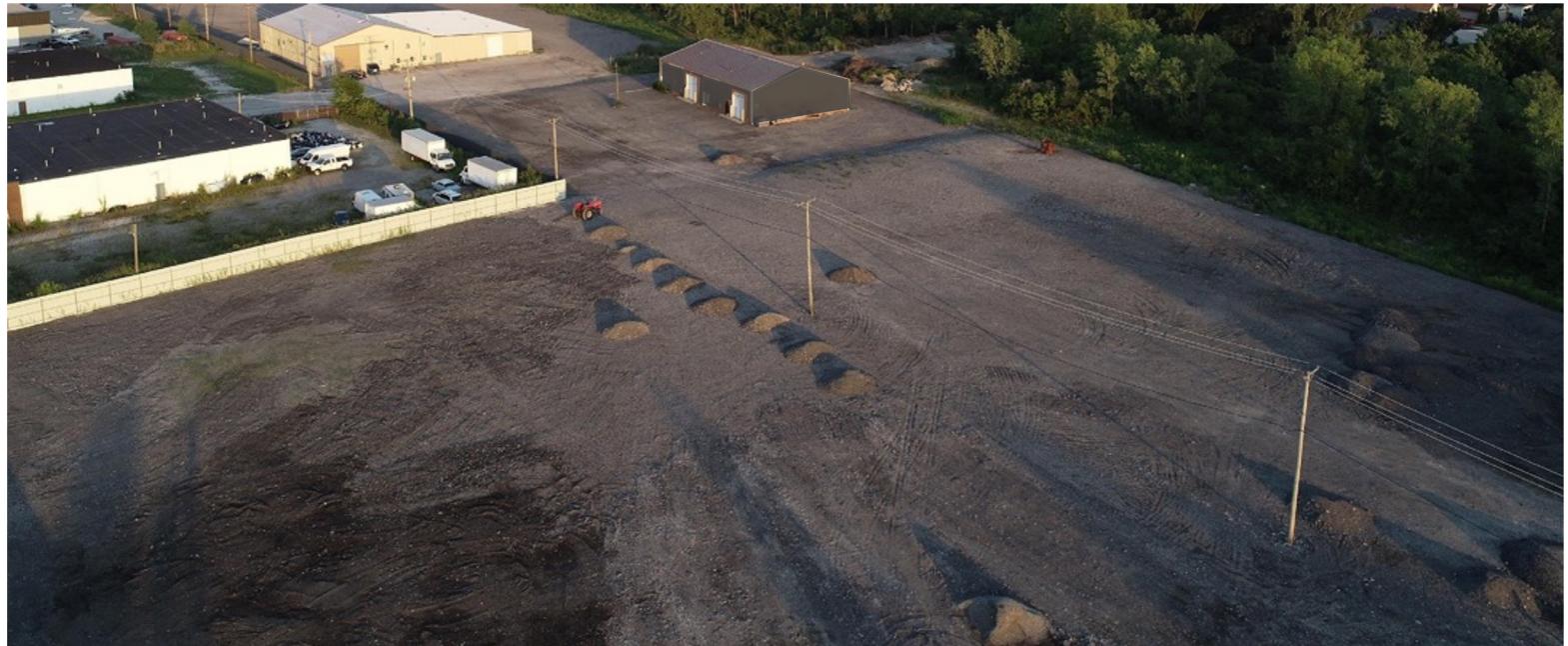
Outdoor
Storage

Truck Parking &
Trailer Storage

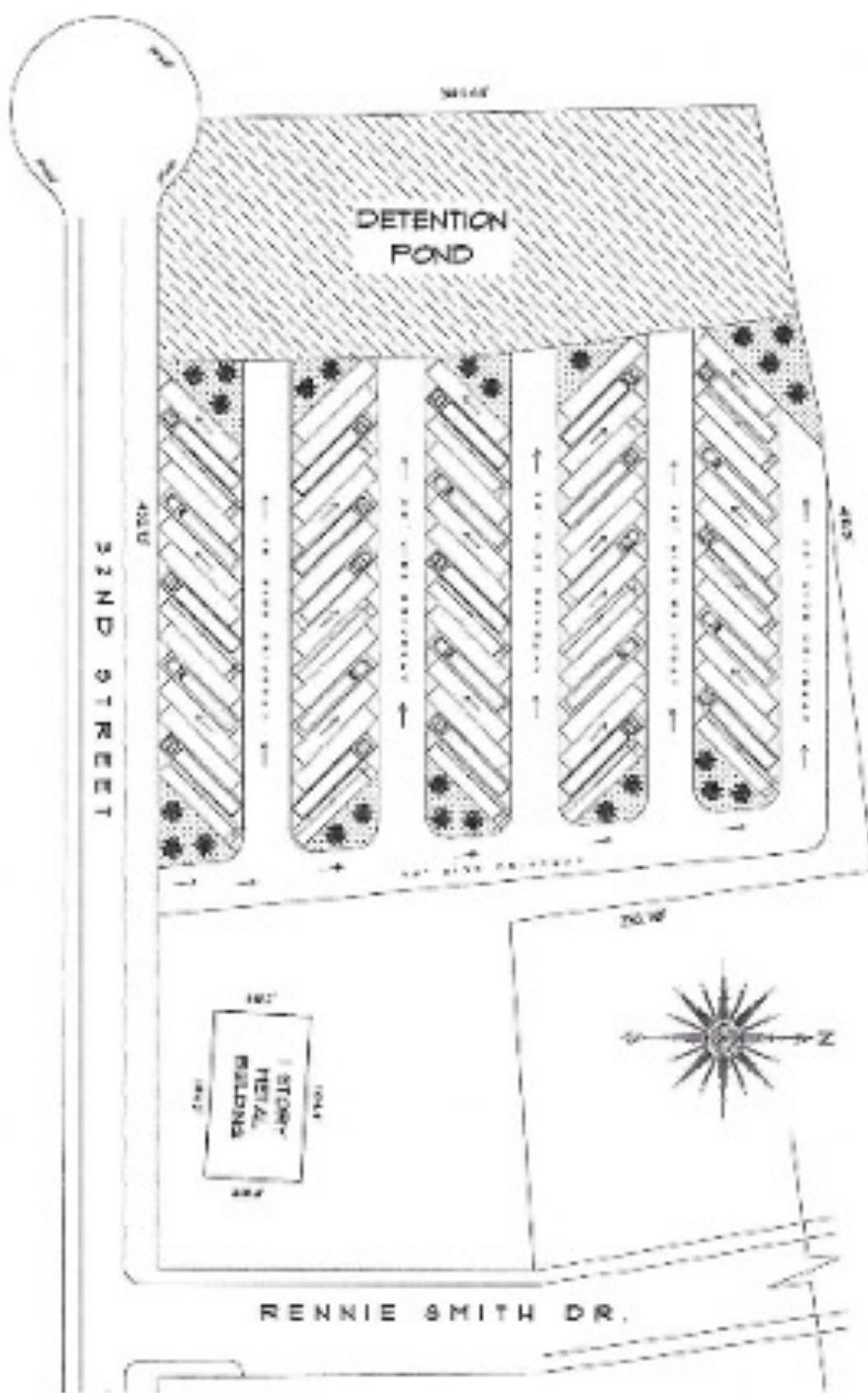
The Shop & Office



The Lot



Potential Site Plan



PARKING PLAN "C"

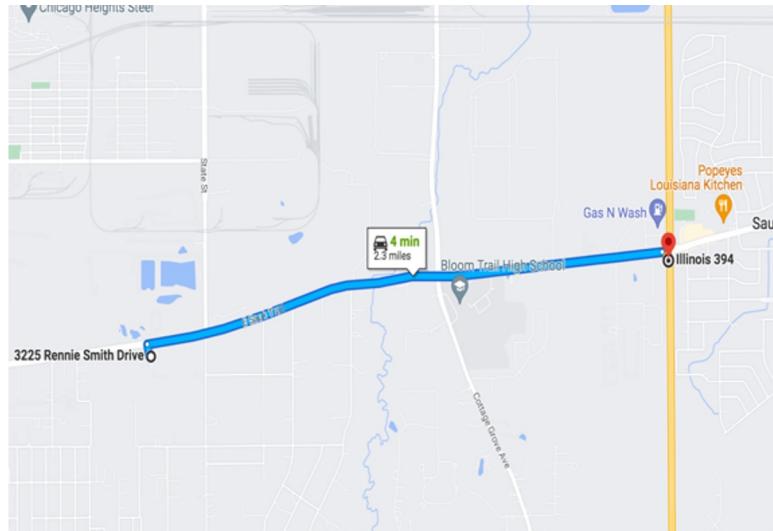
65' x 132' x 120'

LOCATED 3236 RENNIE SMITH DR, 60411 CHICAGO, ILLINOIS 60411

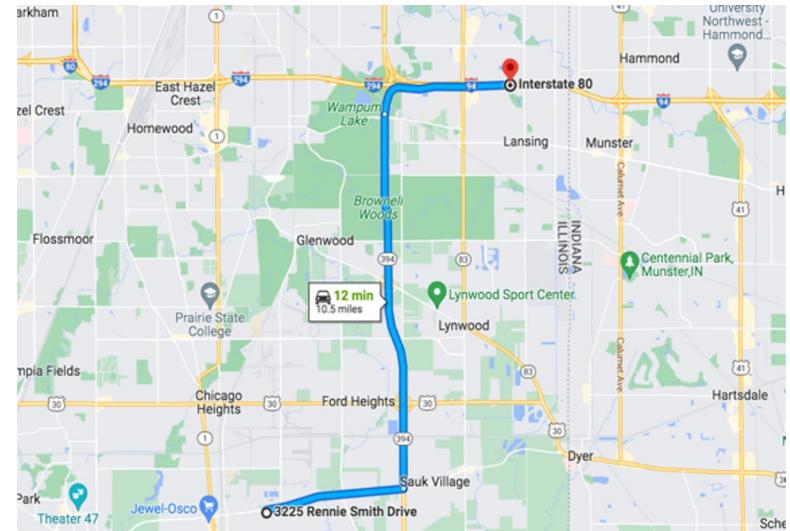
APN 120-202-008-002, 32-29-201-004,
32-29-10-045, 32-29-10-046, 32-29-10-047

Location Overview

> Immediate access to IL-394, 4-min drive



> ~12-min drive, I-294, I-94 and I-80



Less than 20-min drive to CN Chicago Intermodal Terminal, ICRR/CN Markham Yard and Union Pacific Dolton Illinois

