

FOR SALE

185 EAST 12TH STREET
CHICAGO HEIGHTS, IL



OFFERING SUMMARY

BUILDING SIZE	101,731 SF
LOT SIZE	6.99 Acres
OFFICE	<ul style="list-style-type: none">• 11,000 SF• 8,000 SF and 5,000 SF is an apartment
CEILING HEIGHT	16' - 20'
LOADING	4 Exterior Docks 1 Interior Dock 4 Drive-in Doors
SPRINKLERED	Yes
POWER	Two (2) services — One (1) 1200 Amps @ 480 Volts and One (1) 1200 Amps @ 240 Volts
REAL ESTATE TAXES 2021	\$2.51 psf / \$255,800.43
SALE PRICE	\$3,450,000

PROPERTY HIGHLIGHTS

- Nicely maintained, single story building, brick and steel construction
- Close to expressway interchanges at I-80/94 and I-394
- Large land site, fenced and secured with outside lighting
- Air compressor and air lines in place
- Drains throughout
- Two (2) newer gas fired boilers
- Potential Class 8 Real Estate Tax incentive to qualified users
- Former manufacturer of truck mirrors

EDWARD WABICK, SIOR | DARWINPW | 708.220.5539 | ewabick@darwinpw.com
JEFF BRANT | ASCEND REAL ESTATE | 219.712.5418 | jbrant@brantco.com



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BUILDING AERIAL

E 12th St

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970 N. Oaklawn Avenue, Suite 100 | Elmhurst, IL 60126 | Tel: 630-782-9520 | Fax: 630-782-9531 | DarwinPW.com
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DOCKS



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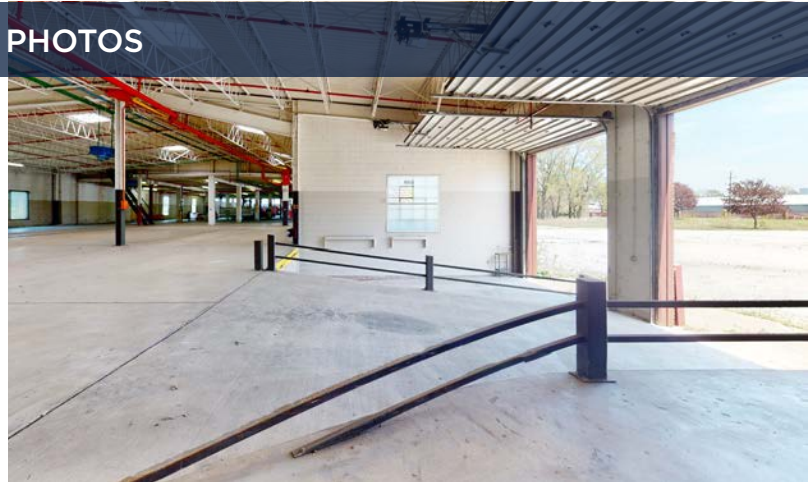
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INTERIOR PHOTOS

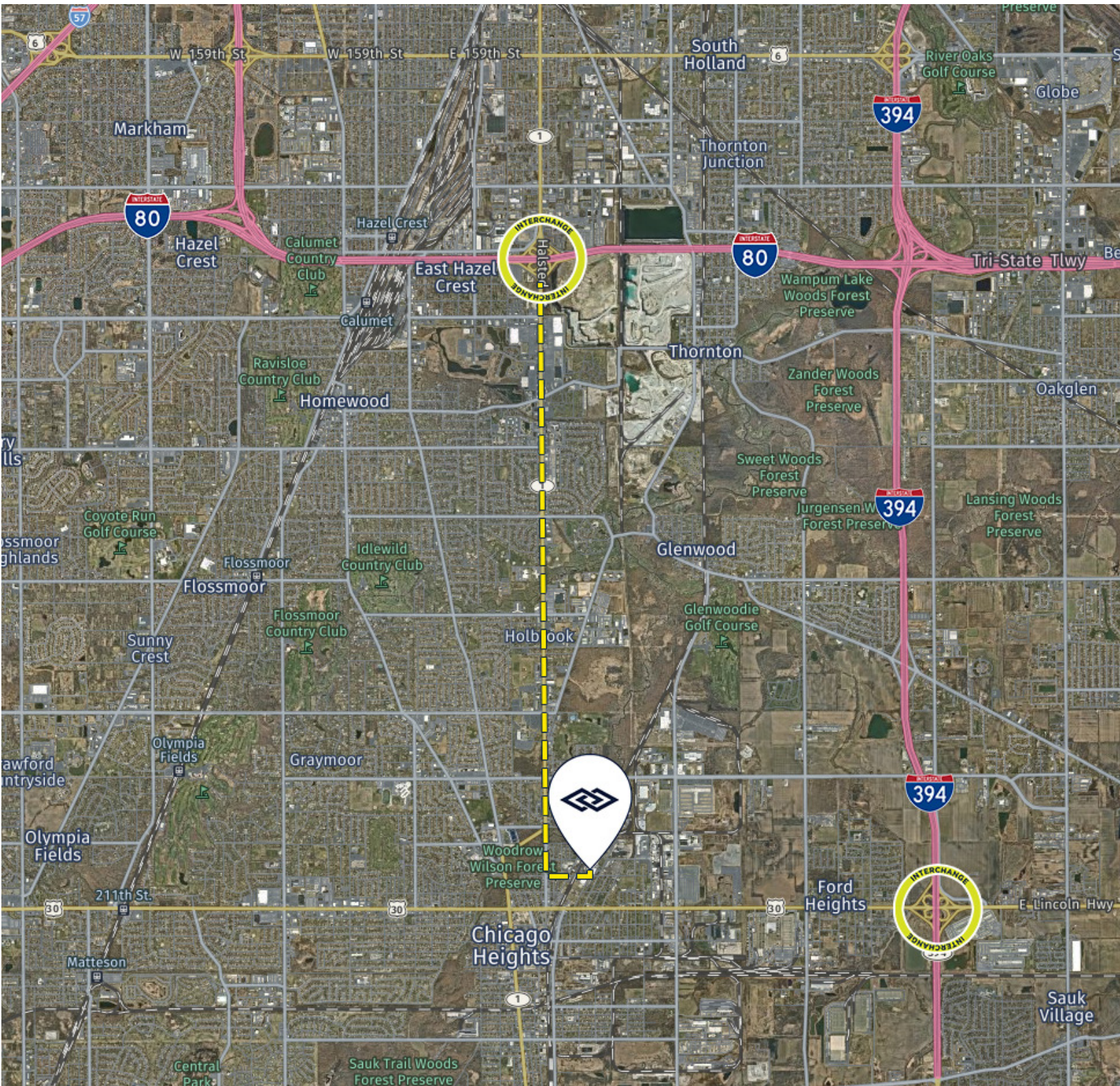


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