

**INDUSTRIAL PROPERTY FOR LEASE**

**±101,000 SF INDUSTRIAL FACILITY IN CHICAGO SOUTH SUBURBAN TRI-STATE REGION**

**16500 VINCENNES AVE, SOUTH HOLLAND, IL 60473**



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## PROPERTY DESCRIPTION

Discover an industrial gem located in South Suburban Cook County, IL. This impressive facility covers multiple buildings on a 5.5-acre site designated Light Industrial by the Village of South Holland. The property features a spacious, thoughtfully designed, one-story office/warehouse building spanning ±50,000 SF (Bldg. A), two large warehouse buildings encompassing an additional ±42,675 SF (Bldgs. B&D) and a connected ±8,477 SF storage building (Bldg. C).

Inside Building A, you'll find 9,000 SF of office space which includes 20 fully finished offices (complete with Steelcase furniture and wall cabinet systems), that are fully Cat 5 cabled and networked to a central computer server room, as well as a sizeable conference room, an employee break room, and file and copy rooms. The spacious ±41,000 SF warehouse area has a locker room style restroom, 2 exterior docks, 5 drive-in doors and a 21'6" clear height.

Buildings B (±20,175 SF) and D (±22,500 SF) are connected, providing an expansive ±42,675 SF warehouse geared for heavy-duty operations. These buildings are heated and insulated with R40 roofs and R20 walls and feature a 21'6" clear height to US deck on eave, 7 drive-in overhead doors, as well as plumbed-in washrooms and slop sinks. Warehouse interiors are well maintained and painted in a white finish with upgraded LED high output lighting and motion sensors.

Buildings A, B, and D are all fully sprinklered, up to code and inspected annually. All buildings have high efficiency roof heating systems and all warehouses are fully skylighted. Building C (±8,477 SF) is situated contiguous to Buildings B & D and features a 17' clear height for additional storage. Furthermore, the property includes permitted above-ground fuel tanks for operational efficiency.

Conveniently situated off I-80/294 at the Halsted exit, this prime location adds to the appeal, offering easy transit to the tri-state region.



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## BUILDING FEATURES

	BLDG A	BDGS B&D	BLDG C	TOTAL
Type	Off/Whse	Whse	Storage	Off/Whse/Stor
Building Size (±SF)	50,000	42,675	8,477	101,152
Office Area (±SF)	9,000	0	0	9,000
Built-Out Offices	20	0	0	20
Warehouse Area (±SF)	41,000	42,675	8,477	92,152
Truck Loading	2 ext, 5 DIDs	7 DIDs	0	2 ext, 12 DIDs
Date Built	1999	2015-2018	2016	Varies
Ceiling Height	21'6 (1)	21'6 (2)	17'	Varies
Power	208v 3P	240v 3P	NA	Varies

(1) measurement to underside of deck

(2) measurement to US deck on eave



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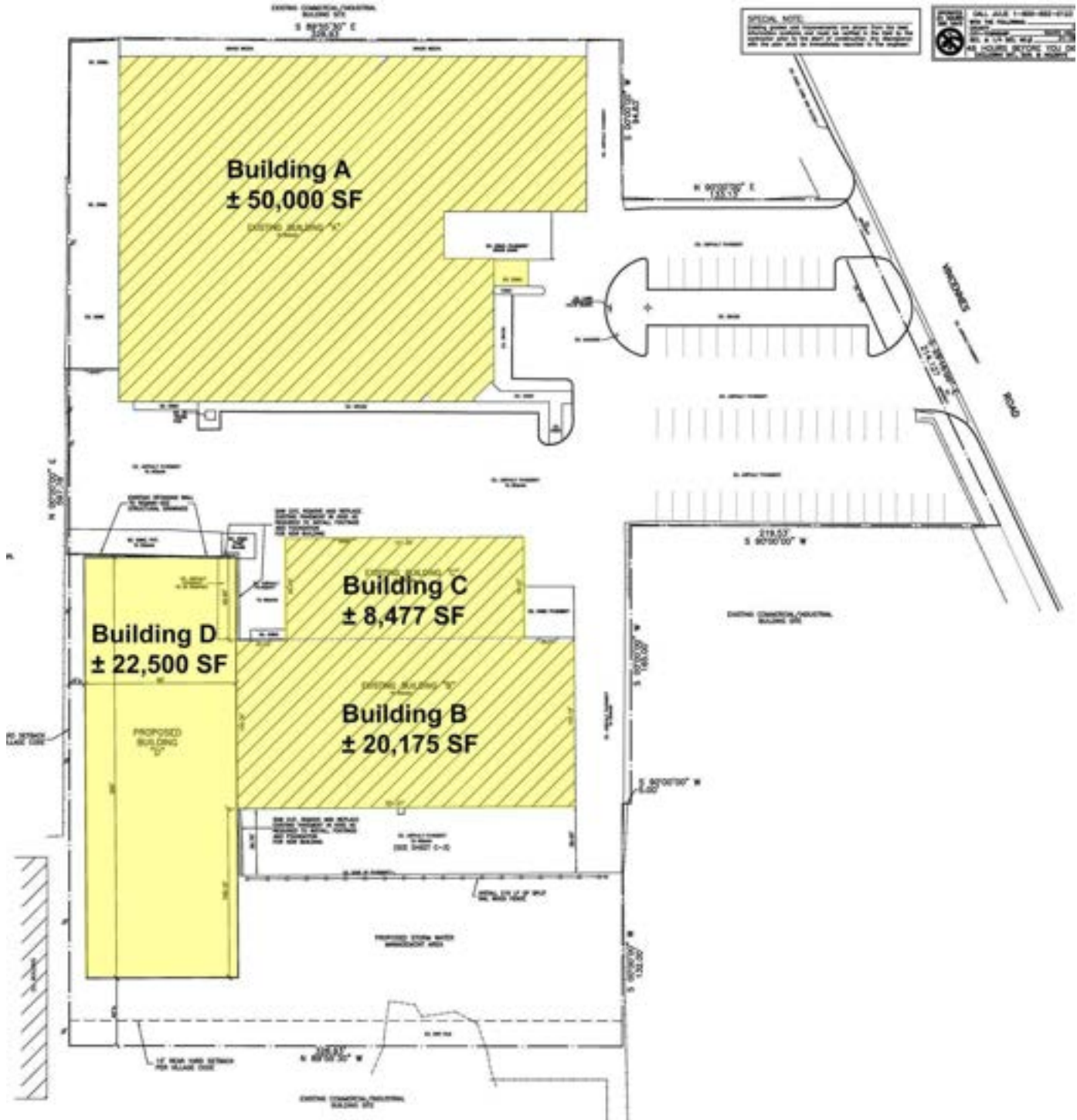
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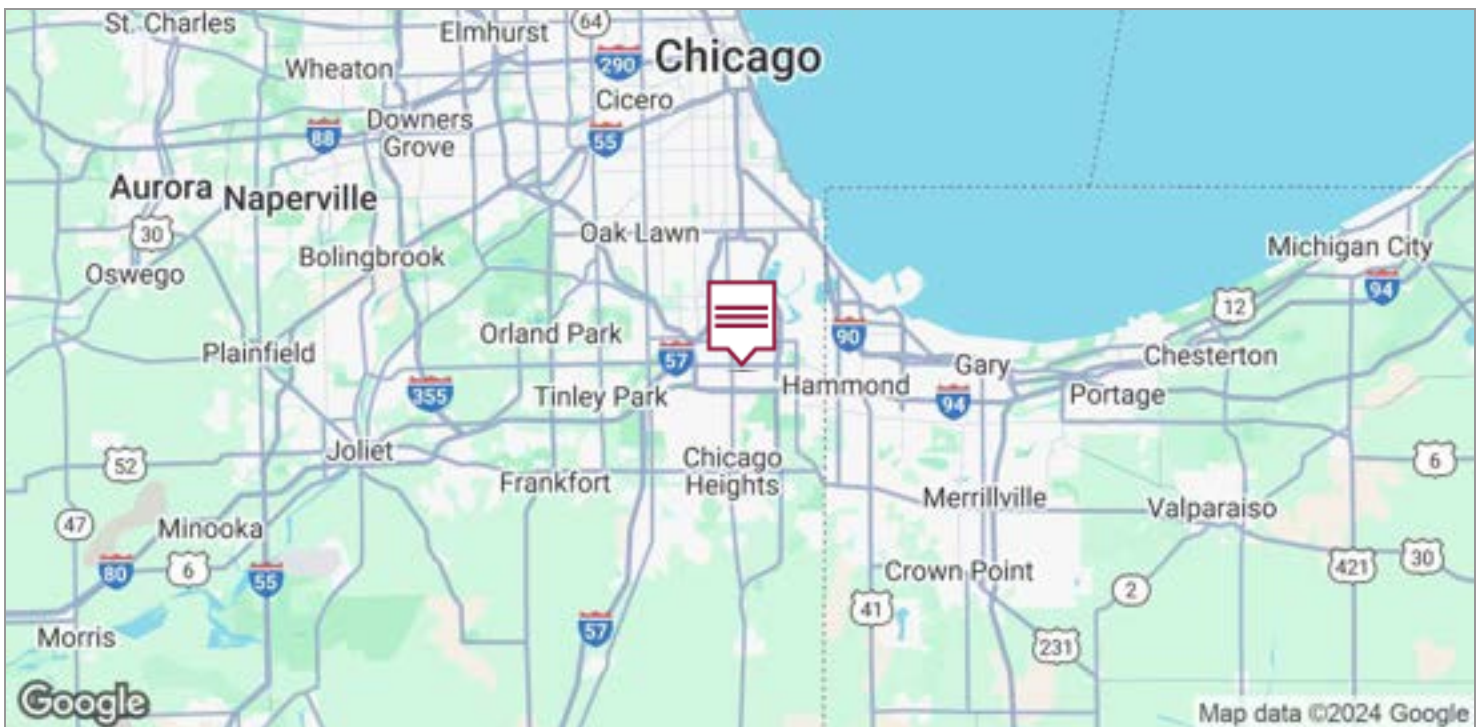
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**LM**  
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**PERMITTED ABOVE-GROUND FUEL TANKS**

This property stands out with its permitted above-ground fuel tanks, featuring a 2,000-gallon diesel tank and a 2,000-gallon gasoline tank, each equipped with electric pumps. This valuable amenity not only enhances convenience for tenants operating fleet vehicles but also translates into significant fuel savings.

Below, view from rear of site: Building A is on the left; Building D is in the foreground on the right with Building C behind. Building B is interconnected but hidden in this photo.



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