

AVAILABLE FOR LEASE

8201 W. 183RD STREET

TINLEY PARK, ILLINOIS



HEAVY PARKING AVAILABLE • FULL A/C • TRIPLE CATCH DRAINS



BUILDING SPECIFICATIONS:

BUILDING SIZE: 84,452 SF

AVAILABLE: 8,063 SF (Unit E&F) - Available 11/01/26

OFFICE: 3,863 SF

LOADING: Two (2) Drive-in Doors (10' x 12')
Two (2) Common Exterior Docks

CLEAR HEIGHT: 18'

PARKING: Heavy

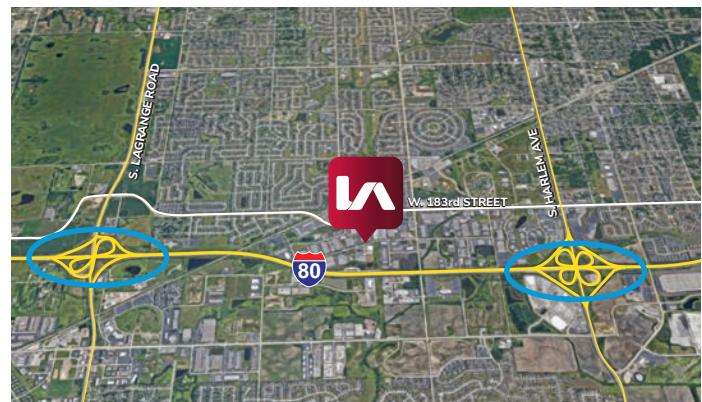
ASKING RATE: Subject to Offer

TAXES: \$1.35 PSF (2026 estimate)

CAM: \$2.36 PSF (2026 estimate)
(includes Mgmt & Insurance)

HIGHLIGHTS:

- › Heavy Parking
- › Fully Air Conditioned
- › Triple Catch Basin Drains
- › Large conference room
- › Kitchenette
- › Great Access via 2 Full Interchanges
- › Low Will County Taxes



DISTANCE TO INTERCHANGES:

I-80 and Harlem Ave 1.7 Miles

I-80 and LaGrange Road 2.5 Miles

I-294 8.7 Miles

I-355 9.9 Miles

Terry M. Grapenthin
Principal
tgrape@lee-associates.com
D 773.355.3042

Ryan J. Earley
Principal
rearley@lee-associates.com
D 773.355.3020

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

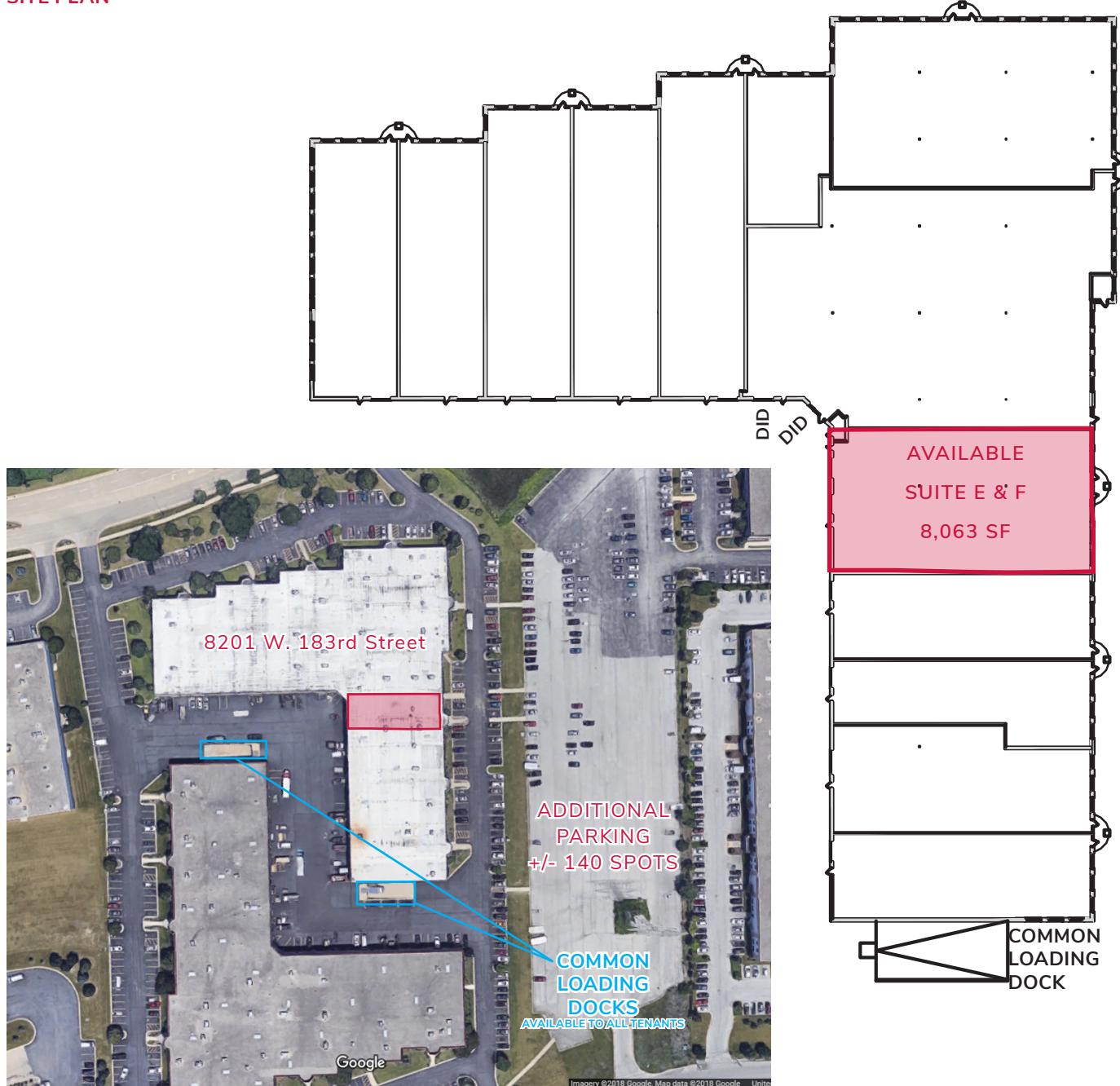
AVAILABLE FOR LEASE

8201 W. 183RD STREET

TINLEY PARK, ILLINOIS



SITE PLAN



Terry M. Grapenthin
Principal
tgrape@lee-associates.com
D 773.355.3042

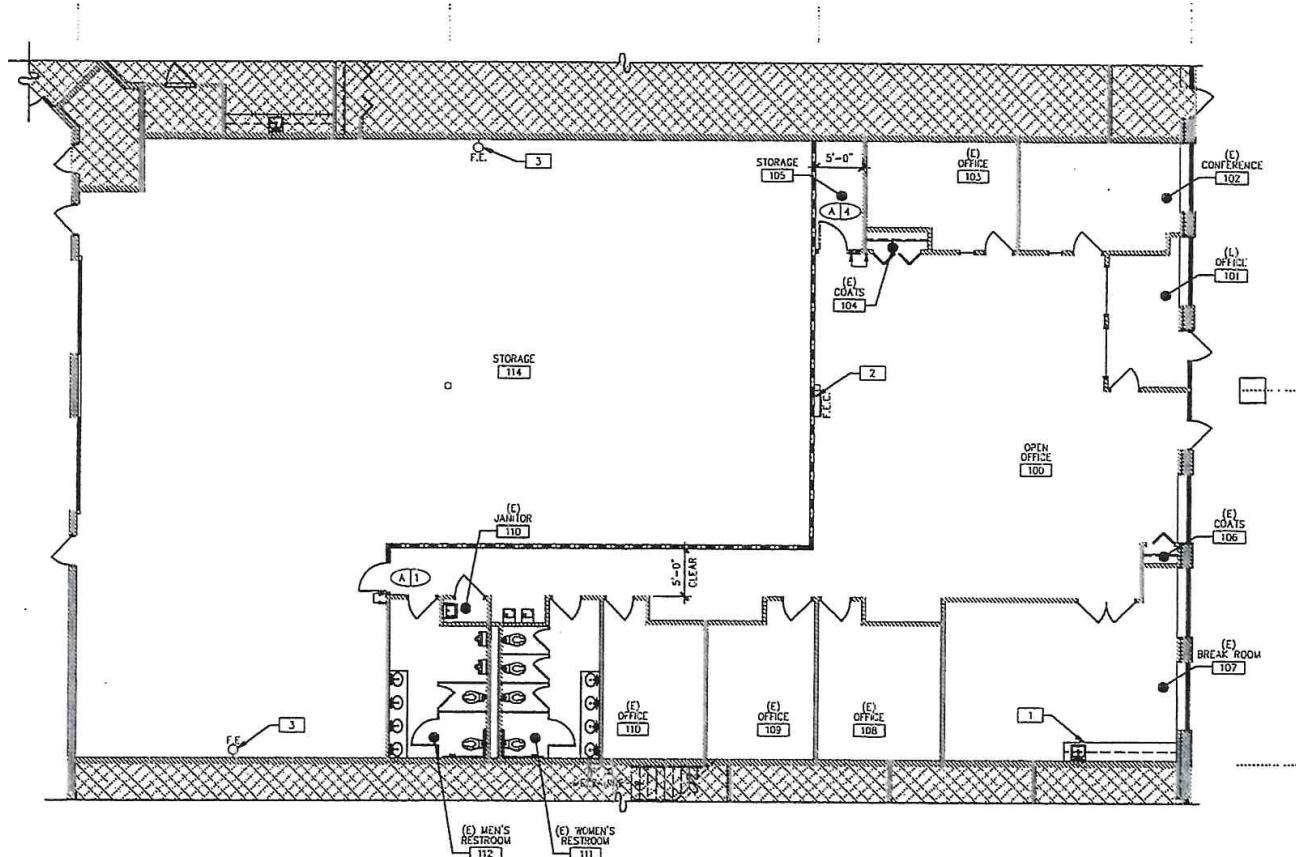
Ryan J. Earley
Principal
rearley@lee-associates.com
D 773.355.3020

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR LEASE
8201 W. 183RD STREET
TINLEY PARK, ILLINOIS

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

UNIT E&F - 8,063 SF



Terry M. Grapenthin
Principal
tgrape@lee-associates.com
D 773.355.3042

Ryan J. Earley
Principal
rearley@lee-associates.com
D 773.355.3020

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.