

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

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

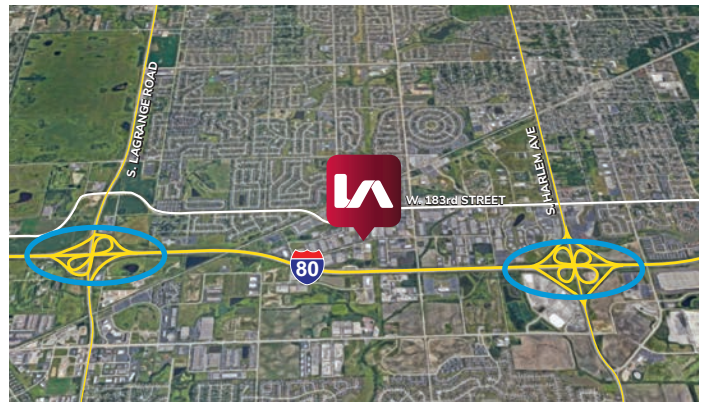


BUILDING SPECIFICATIONS:

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

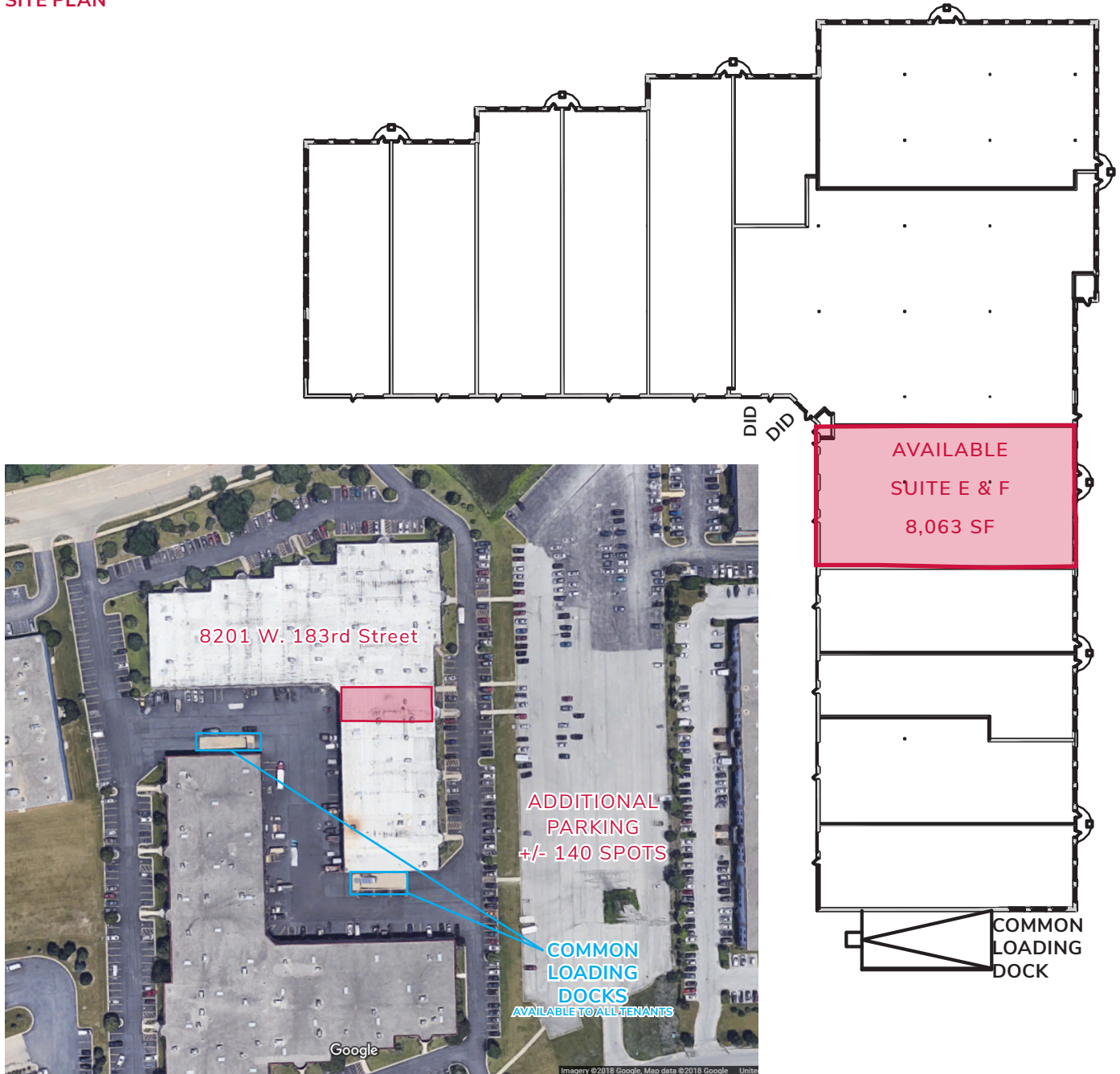
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SITE PLAN



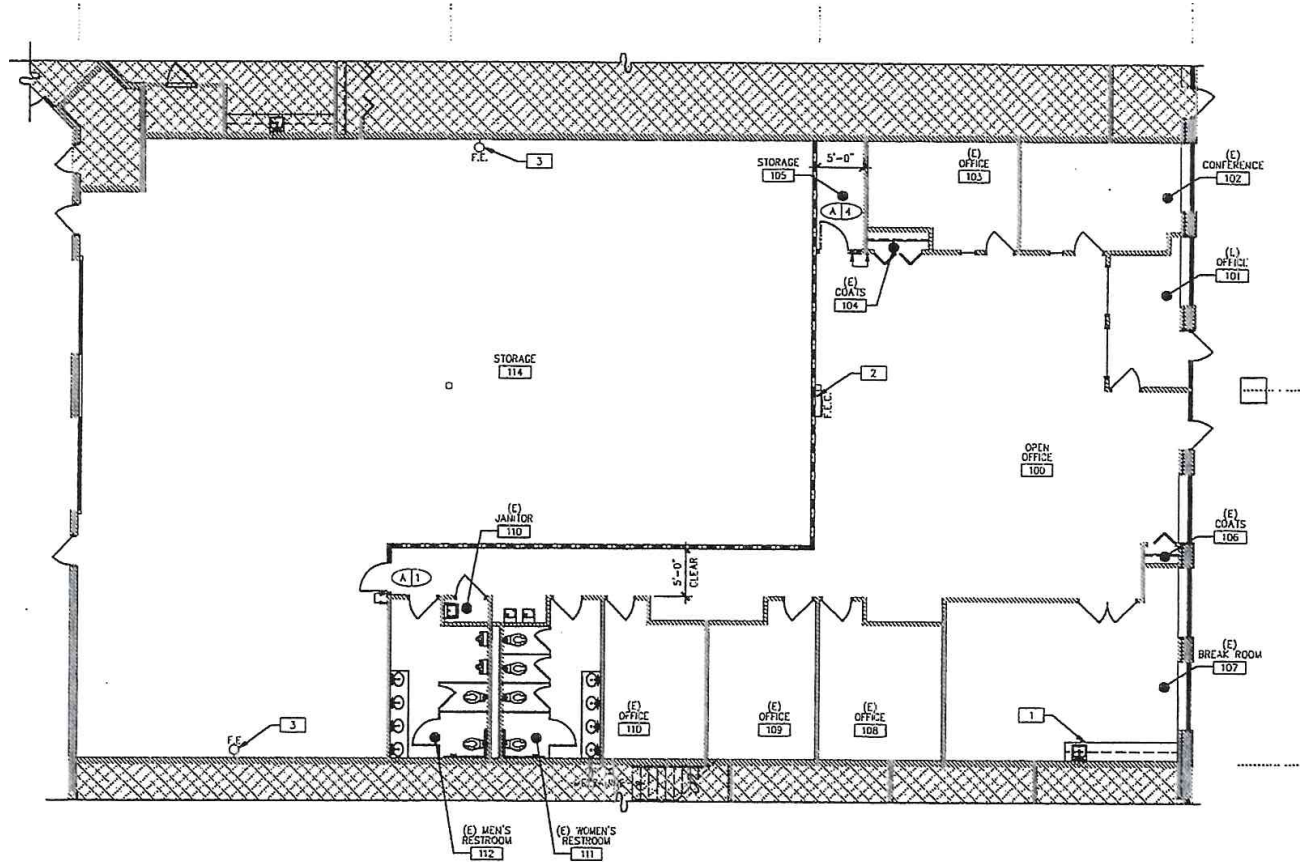
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UNIT E&F - 8,063 SF



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