

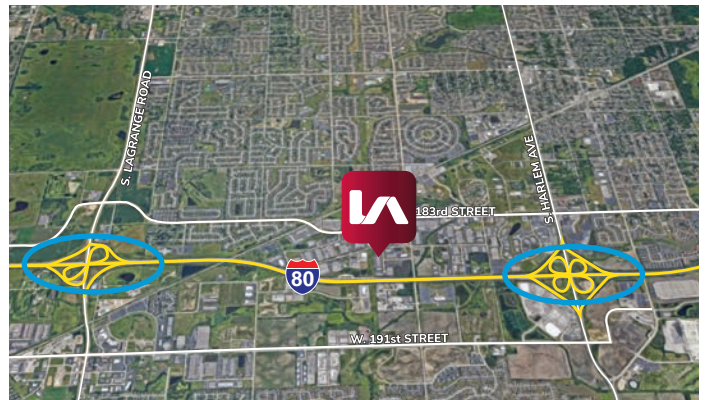
AVAILABLE FOR LEASE
18520-18610 S 81ST AVENUE
TINLEY PARK, ILLINOIS

ABUNDANT LOADING



BUILDING SPECIFICATIONS:

BUILDING SIZE:	60,000 SF
AVAILABLE:	20,000 SF
OFFICE:	4,996 SF
LOADING:	Two (2) Exterior Docks Four (4) Drive-in Doors
CLEAR HEIGHT:	24'
POWER:	400 amp, 208Y / 120V 200 amp, 208Y / 120V
ASKING RATE:	Subject to Offer
TAXES:	\$1.50 PSF (2025 estimate)
CAM:	\$2.59 PSF (2025 estimate) (includes Mgmt & Insurance)



DISTANCE TO INTERCHANGES:

I-80 and Harlem Ave	2.1 Miles
I-80 and LaGrange Road	3.3 Miles
I-294	9.1 Miles
I-355	9.2 Miles

HIGHLIGHTS:

- › Great Access via 2 Full Interchanges
- › Low Will County Taxes

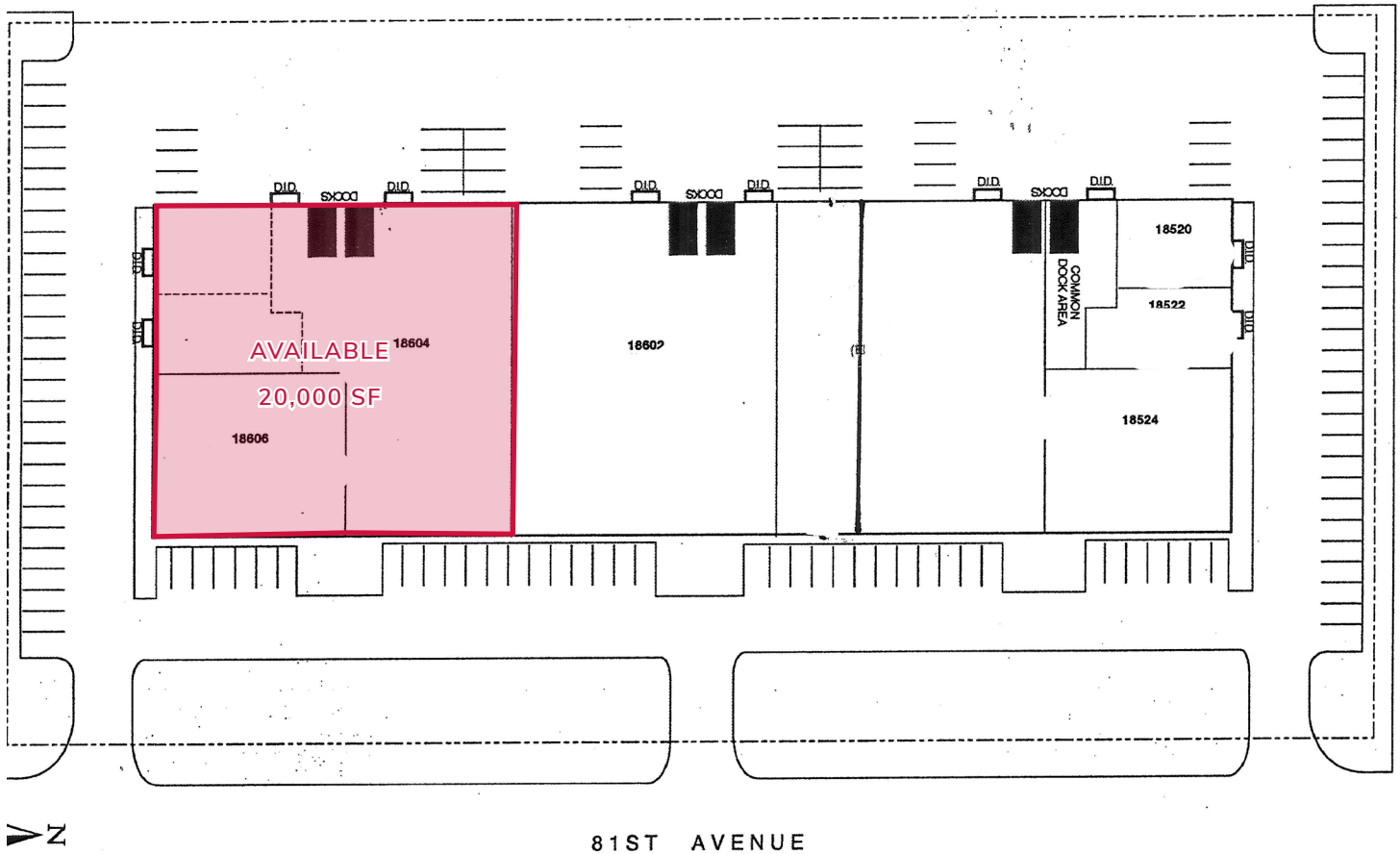
Terry M. Grapenthin
Principal
tgrape@lee-associates.com
D 773.355.3042

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
18520-18610 S 81ST AVENUE
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.