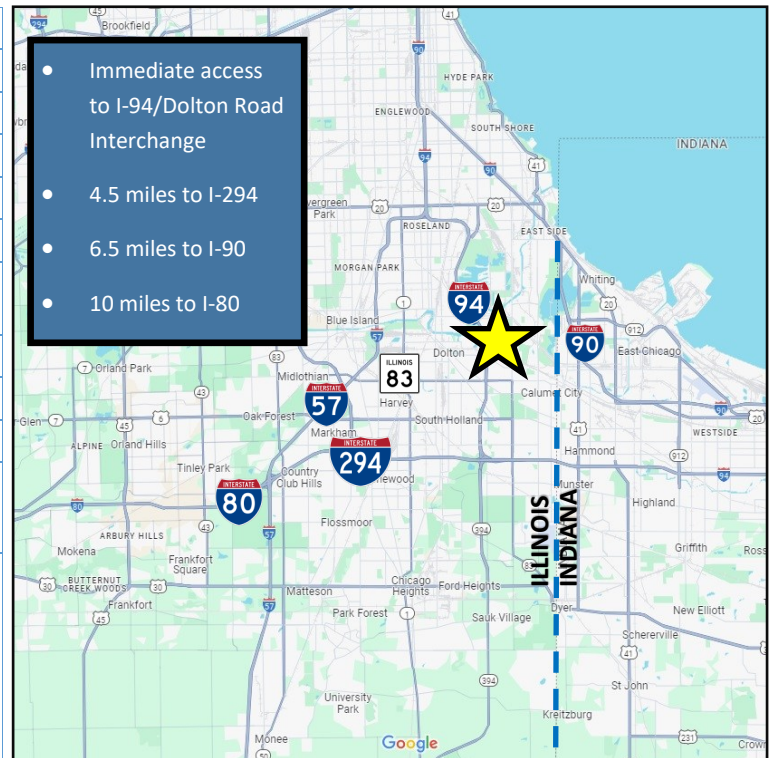


Newly Renovated Truck Transfer/Parking Facility - Direct Access to I-94
FOR LEASE: ±12,614 SF Building on 7-Acres of Land



Building Size:	±12,614 SF (1-Story Building)
Site Size:	±307,534 SF (7 Acres Lot)
Rental Rate:	\$30,000 Monthly, NNN
Taxes (2023):	\$84,908.39
Loading Docks:	5 Exterior Truck Docks
Clear Height:	16'
Power:	400-600 Amps / 480 Volts / 3-Phase
Utilities:	Heating
Year Built:	1967- Renovated in 2022
Zoning:	M-2 (Heavy Industrial Approved)
Incentives:	Sibley/Torrence/State TIF District, Enterprise Zone, Opportunity Zone
Features:	<ul style="list-style-type: none"> • Direct access to I-94/Dolton Road 4-way interchange. • 200 industrial trailer stalls. • Highly secure, fenced lot. • Completely renovated in 2022 • New roof. • Outside storage permitted.



Parcel Number: 29-01-300-045-0000



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Photos



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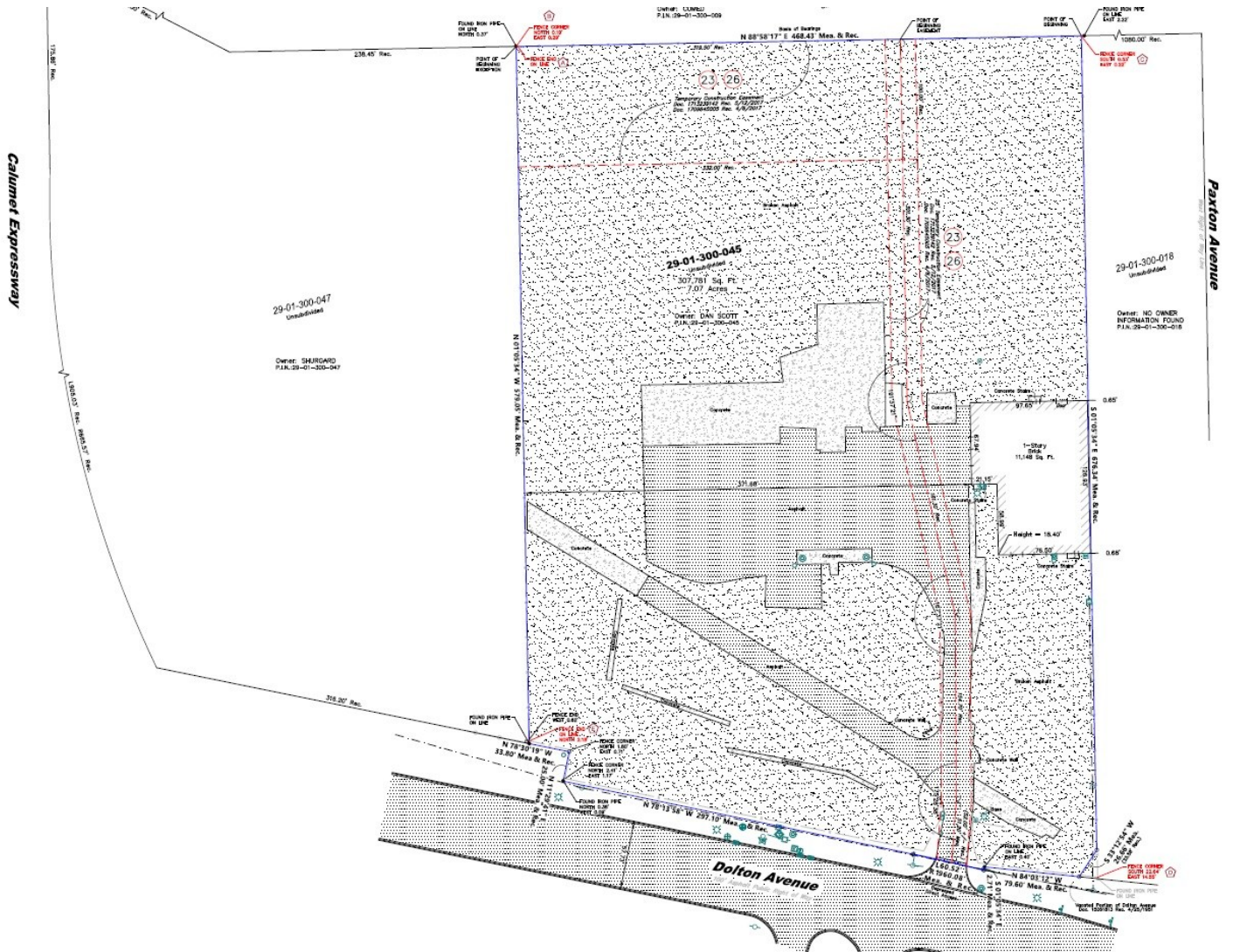
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