

3500 W. 127<sup>th</sup> Street, Blue Island IL

Available For Sale or Lease



**ZONED FOR OUTDOOR STORAGE | ON SITE TRAILER PARKING**

**UP TO 40,000 SF AVAILABLE FOR LEASE**

**BUILDING SIZE: +/- 157,800 SF**

**FOR LEASE: Up to +/- 40,000 SF Available**

Unit F: 25,000 SF

Unit P: 15,000 SF

**LOT SIZE: 8.5 Acres**

**OFFICE: Unit F: 2,547 SF | Unit P: 1,500 SF**

**TRUCK LOADING:**

Unit F: 2 Docks, 1 Drive-In Door

Unit P: 2 Drive-In Doors

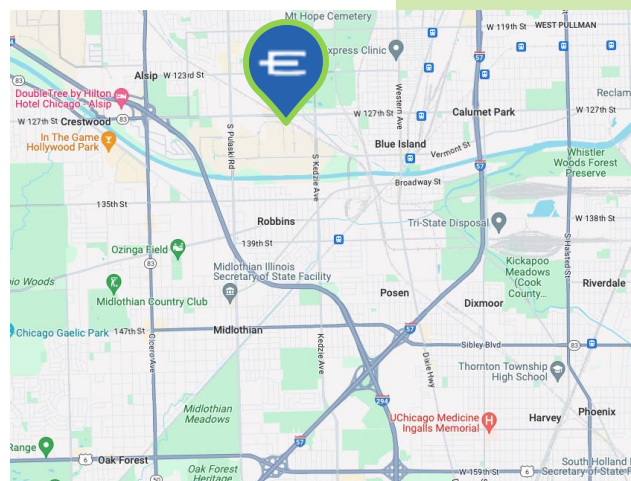
**CEILING HEIGHT: 14-16'**

**SPRINKLER: Yes**

**PARKING: Ample**

**POWER: 2400 Amps, 480 V; 3-Phase**

**ZONING: I-1**



**LEASE RATE: Subject to Offer**

**ASKING RATE FOR SALE: \$6,750,000**

SCAN FOR LISTING



**ENTRE**  
Commercial Realty LLC

Chris Wilbur  
708-860-8589  
cwilbur@entrecmercial.com

Jeff Locascio, SIOR  
708-705-3857  
jeff@industrialbroker.net



# LAYOUT





# PHOTOS



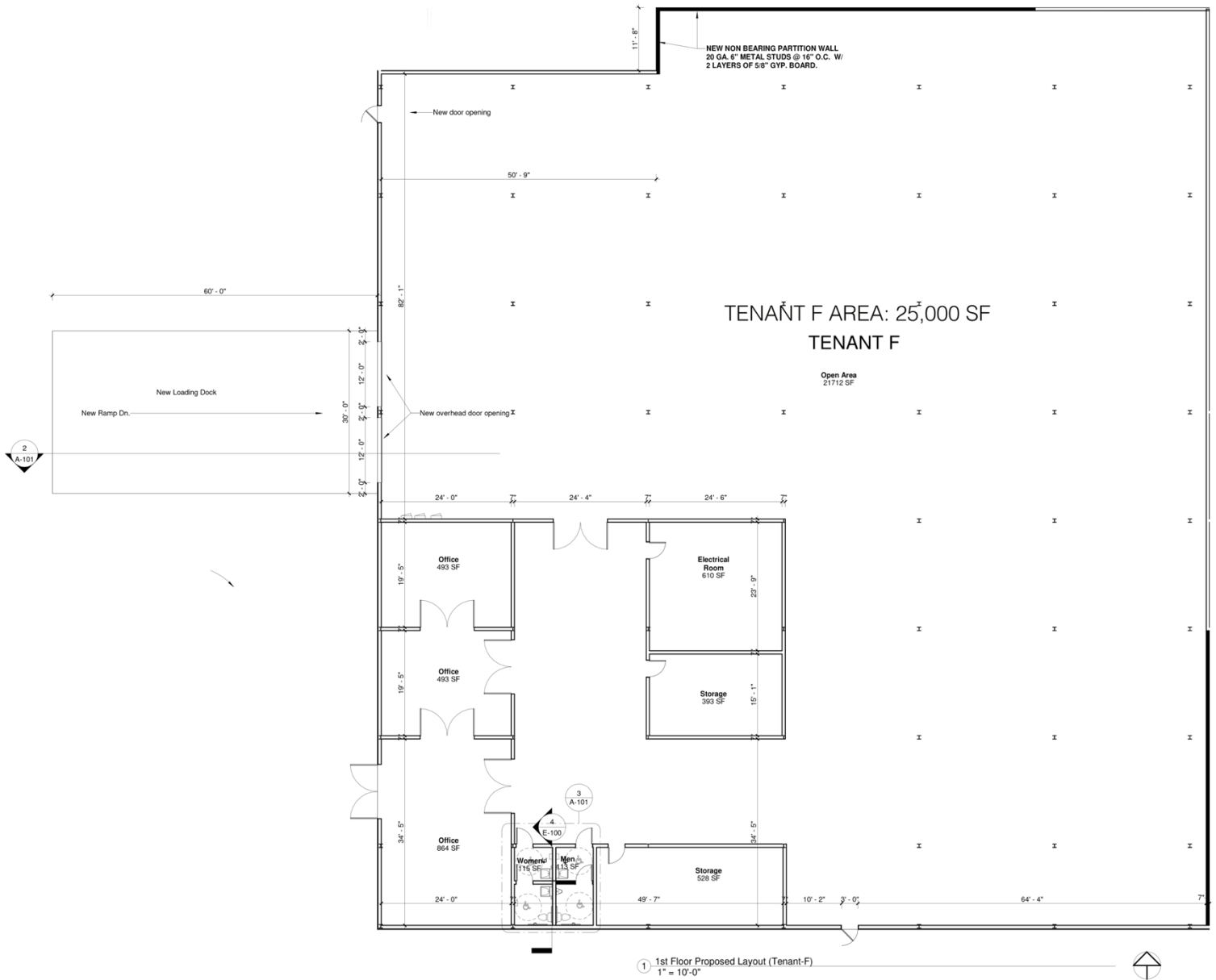
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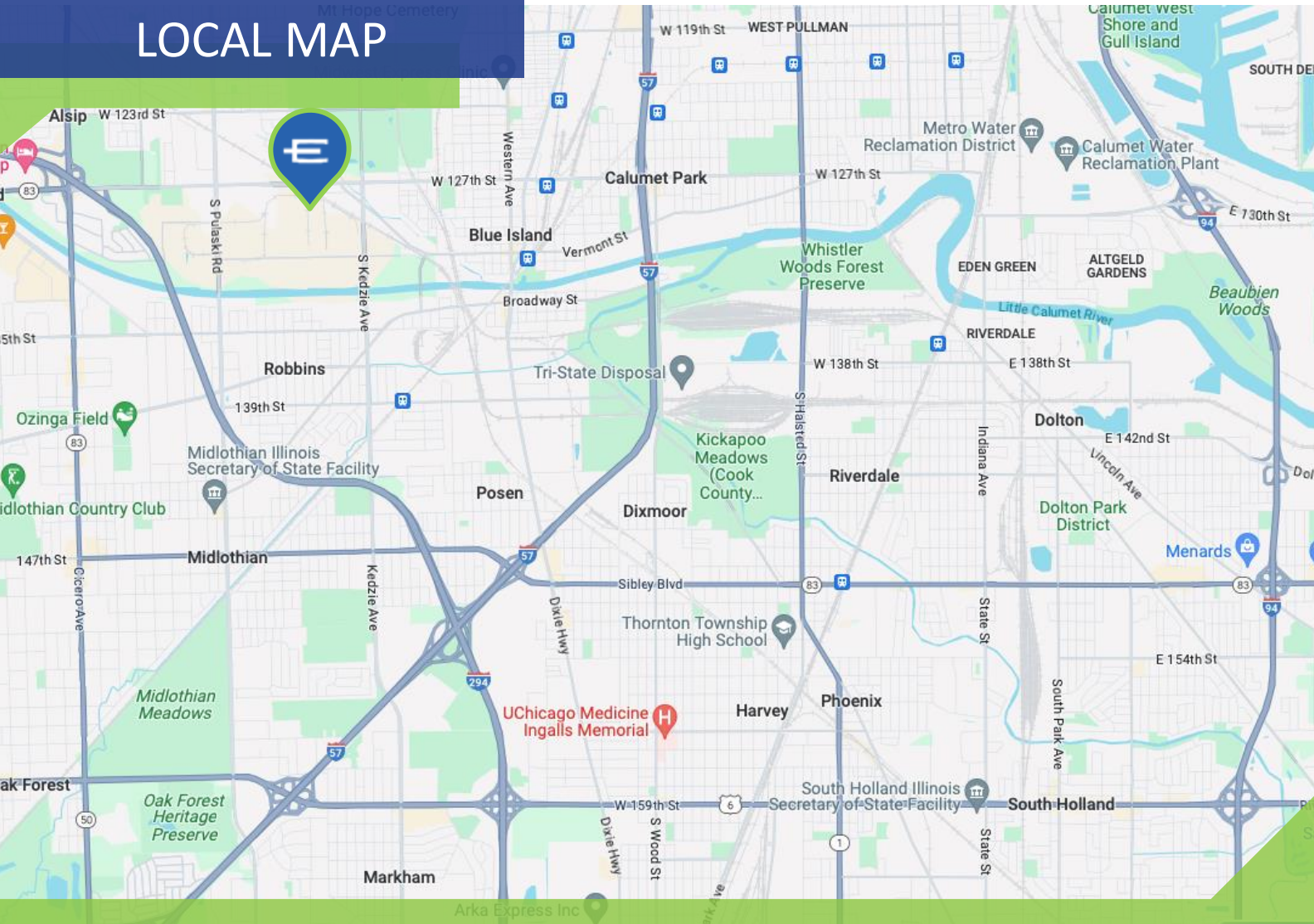
The information contained herein is from sources deemed reliable but is submitted subject to errors, omissions and to change of price or terms without notice.

# FLOOR PLAN

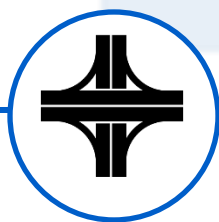




# LOCAL MAP



SCAN FOR MAP VIEW



**Easy Access to I-57 &  
I-294 via 127<sup>th</sup> Street**



**Immediate  
Occupancy**

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