

INDUSTRIAL LAND DEVELOPMENT OPPORTUNITY FOR SALE



3120 E 170th St Lansing, IL 60438

Land Size: 4.08 Acres

Asking Price: \$2,300,000

**RE/MAX MILLENNIUM
COMMERCIAL GROUP**
14148 S Bell Rd Unit B-9,
Homer Glen, IL 60491



Vito Sruoga
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773.983.4544 Mobile
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Gabija Baudyte
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Prime industrial development opportunity with pre-approved plans from the City of Lansing.

Approved Plans Include:

- Two (2) metal truck repair buildings
- ±12,000 SF total (6,000 SF each)
- Eight (8) drive-in doors per building
- Office build out included
- Designed for fleet maintenance truck service users
- This is not raw land guessing. This is entitled, positioned, and ready for execution.



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Major Incentive

The City supports a 6B Property Tax Incentive:

- 10-Year term
- Approx. 60% reduction in real estate taxes
- Lansing sits within the Chicago Southland industrial corridor, one of the most transportation driven submarkets in the region.
- Well located industrial land with municipal support and truck friendly design is increasingly difficult to find in this submarket.



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Key drivers:

- Immediate access to I-80, I-94, and I-294
- Proximity to major intermodal and logistics infrastructure
- Strong presence of transportation, fleet, and contractor users
- Limited supply of smaller-bay industrial product with yard

There is consistent demand for:

- Truck repair facilities
- Fleet maintenance hubs
- Contractor yards
- IOS and transportation-oriented assets



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