

For Lease/Sale

# Retail/Industrial

3,000 - 106,320 SF



## 1300 Hilltop Ave

Chicago Heights, Illinois 60411

### Property Highlights

- +/- 99,900 SF Warehouse | +/- 3,000 SF Outdoor Storage
- Ceiling Height: 20' | Clear Height: 14'-18'
- Fully Sprinklered | 4 Shared Docks
- 2 private Docks
- 2-Drive-in Doors 8'x10' | 10'x12'

### Property Description

Introducing 1300 Hilltop Avenue, a +/- 106,320 square foot Multi-tenant Industrial building on 3.70 acres in the City of Chicago Heights, Illinois. +/- 99,900 SF rentable area as Individual units (4) or entire building available. The property is conveniently located near Lincoln Highway (Rt. 30) with quick access to I-57, I-80, and I-294. Immediate surrounding businesses include Secretary of State, Marcus Cinema, Walmart, Food 4Less, and Public Storage.



For more information

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# Property Overview

3,000 - 106,320 SF

Sale Price

## CONTACT LISTING AGENT(S)

Lease Rate

**\$5.00 - 6.00 SF/YR**

## PROPERTY INFORMATION

Zoning

B-2 Limited-Service Business  
District

Lot Size

3.7 Acres

Available SF

3,000-106,320 SF

APN #

32-19-101-030-0000  
32-19-101-021-0000

## LOCATION INFORMATION

Street Address

1300 Hilltop Ave

City, State, Zip

Chicago Heights, IL 60411

County

Cook County

## TAX INSTALLMENTS

32-19-101-030-0000

1st Installment: \$112,564.25  
2nd Installment: \$100,565.23

32-19-101-021-0000

1st Installment: \$7,637.37  
2nd Installment: \$6,823.13

## BUILDING INFORMATION

Building Size

106,320 SF

Year Built

1979



For Lease

# Available Space

3,000 - 106,320 SF



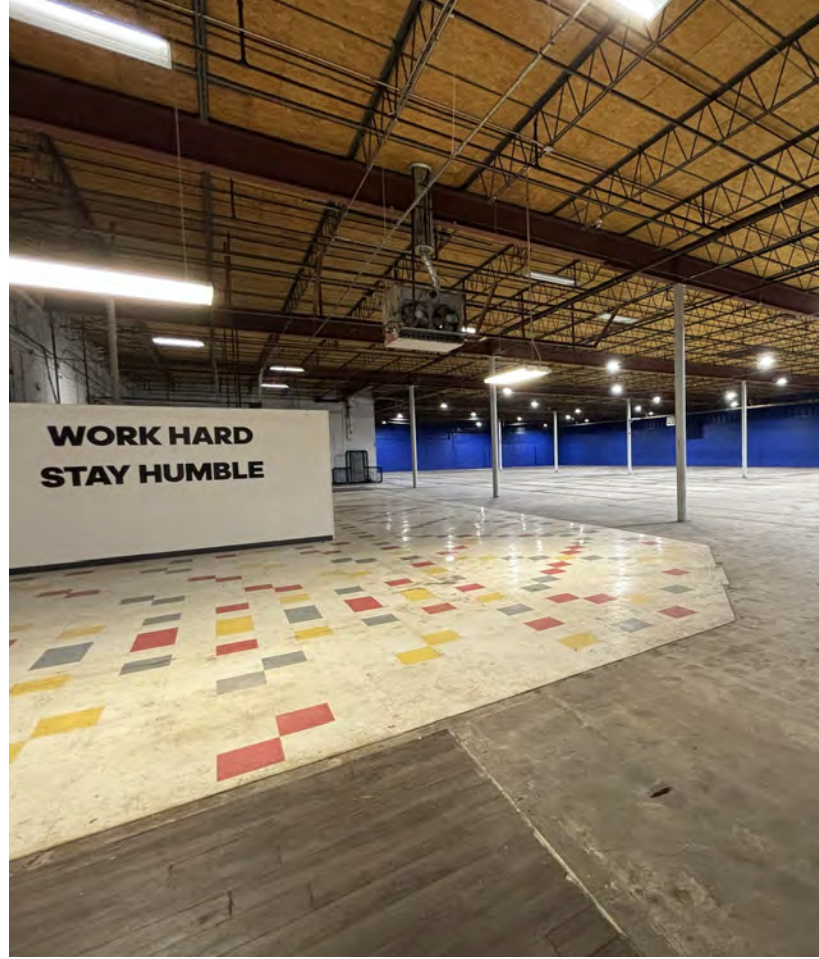
## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit A	Available	23,400 SF	NNN	\$6.00 SF/yr	+/- 23,400 SF Warehouse Ceiling Height: 20'   Clear Height: 16'-18' Fully Sprinklered   Shared Docks 2-Drive-in Doors 8'x10'   10'x12' Heavy Power   Masonry Construction Abundance of onsite parking   No overnight truck parking
Unit B	Available	44,474 SF	NNN	\$6.00 SF/yr	+/- 44,500 SF Warehouse Ceiling Height: 20'   Clear Height: 14'-18' Fully Sprinklered 1-Drive-in Door   4 Shared Docks Heavy Power   Masonry Construction Abundance of onsite parking   No overnight truck parking
Unit C	Available	29,000 SF	NNN	\$6.00 SF/yr	+/- 29,000 SF Warehouse Ceiling Height: 20'   Clear Height: 14'-18' 10'x12' DID   2 Private Docks Private office and restrooms Heavy Power   Masonry Construction Abundance of onsite parking   No overnight truck parking
Unit D	Available	3,000 SF	Gross	\$5.00 SF/yr	+/- 3,000 SF "As-Is" Storage No active utilities   2 8'x10' DID All improvements on tenant Flat Monthly Fee of \$1,250.

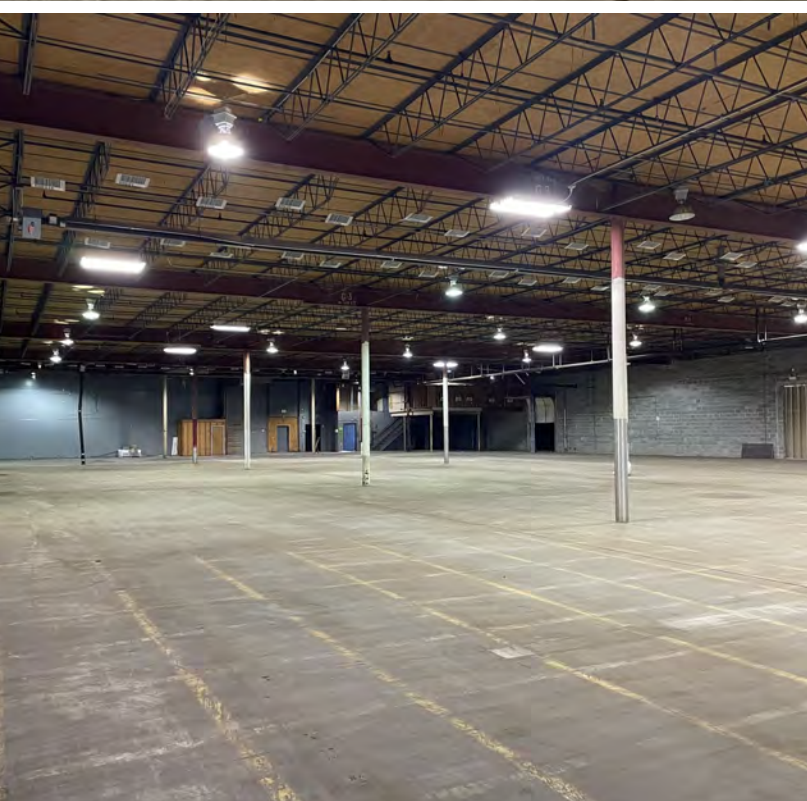
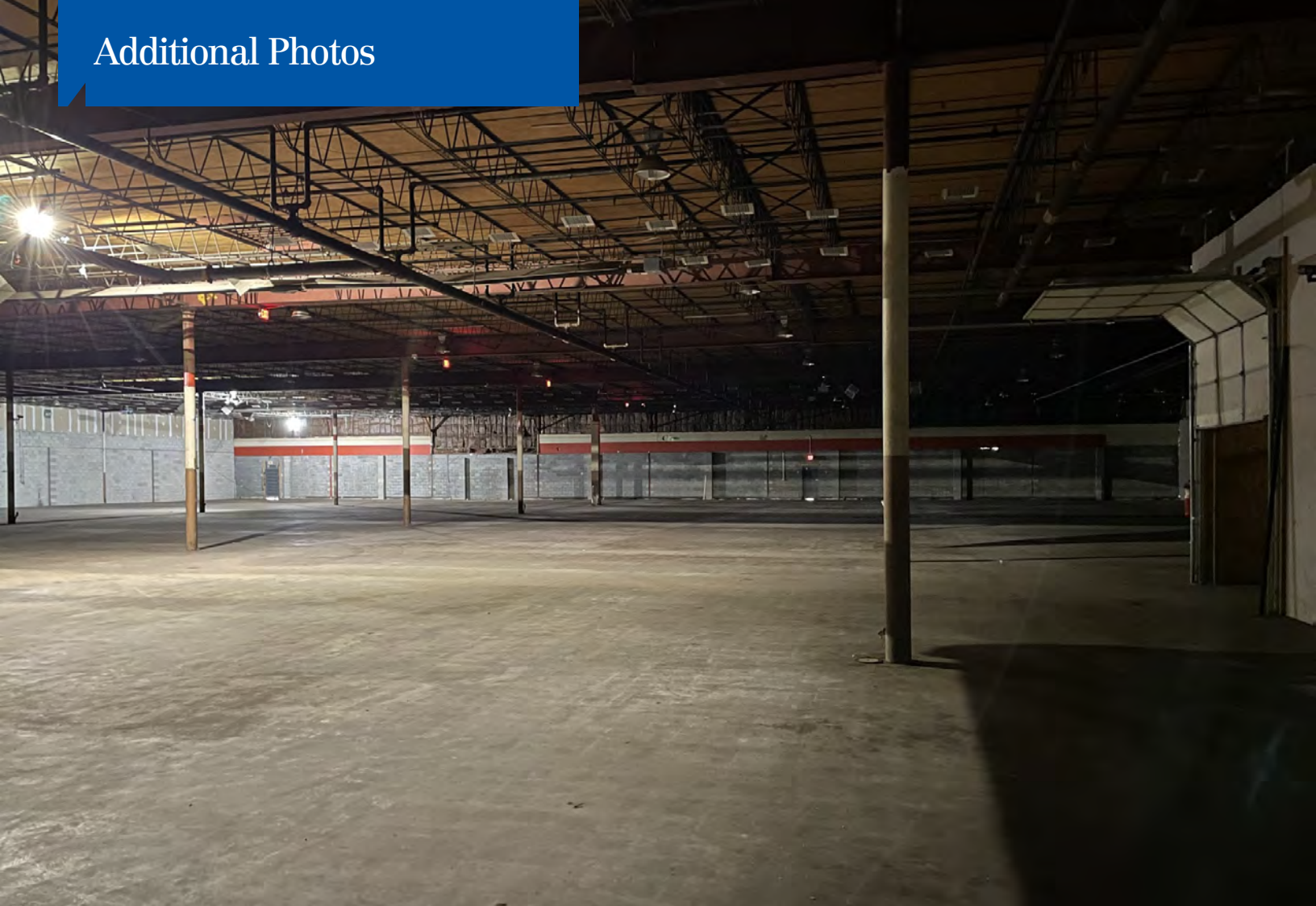
# Additional Photos



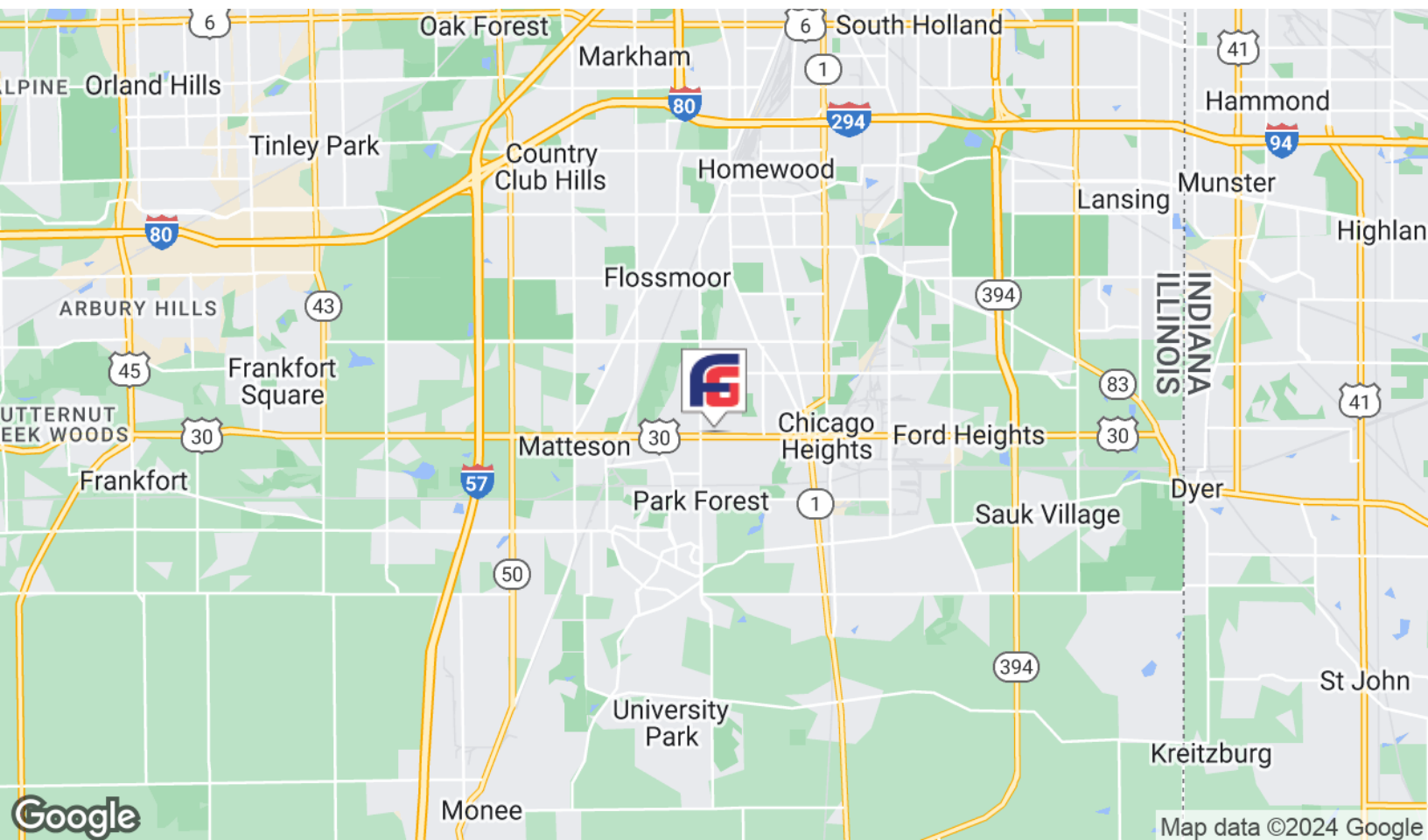
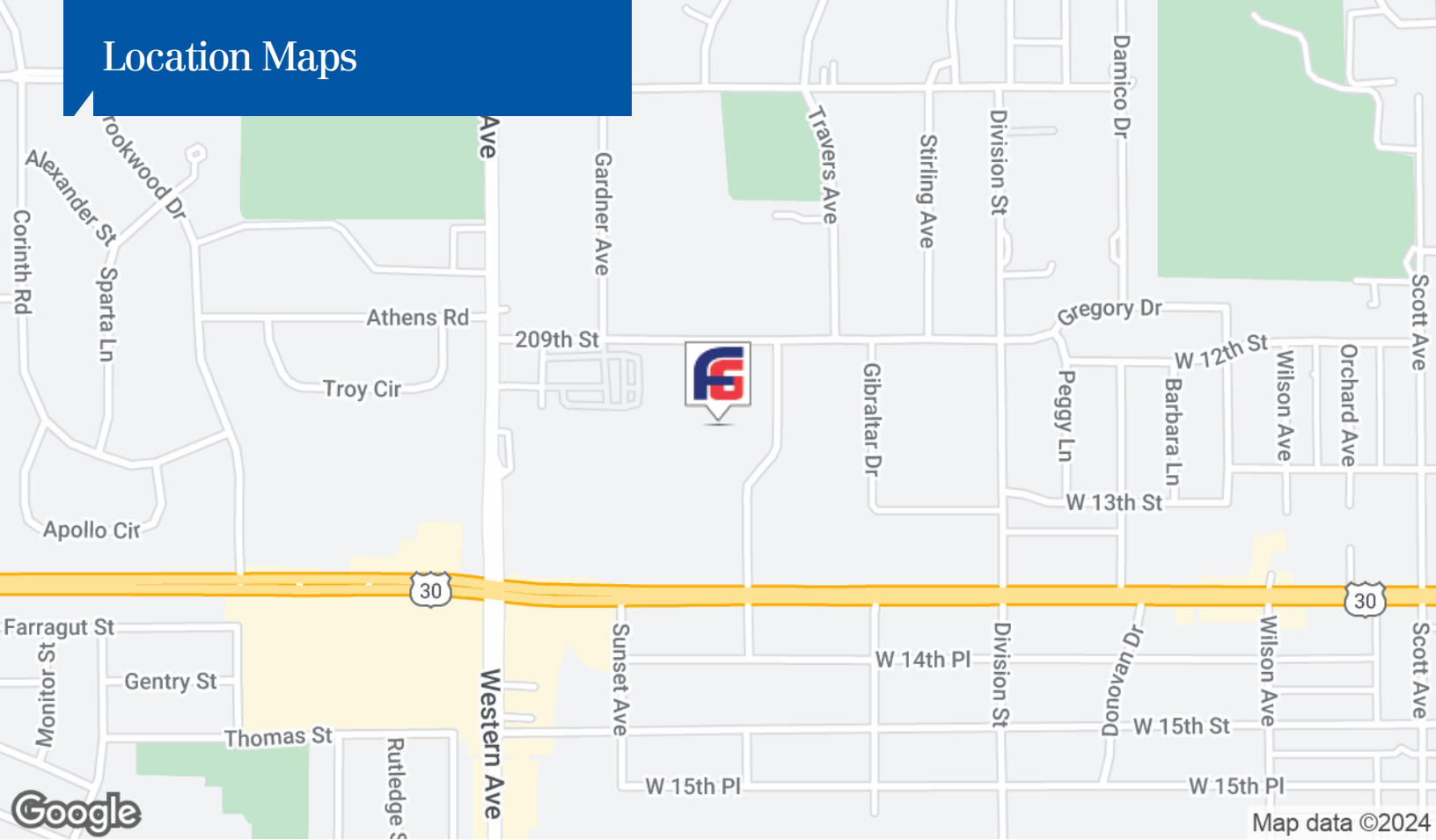
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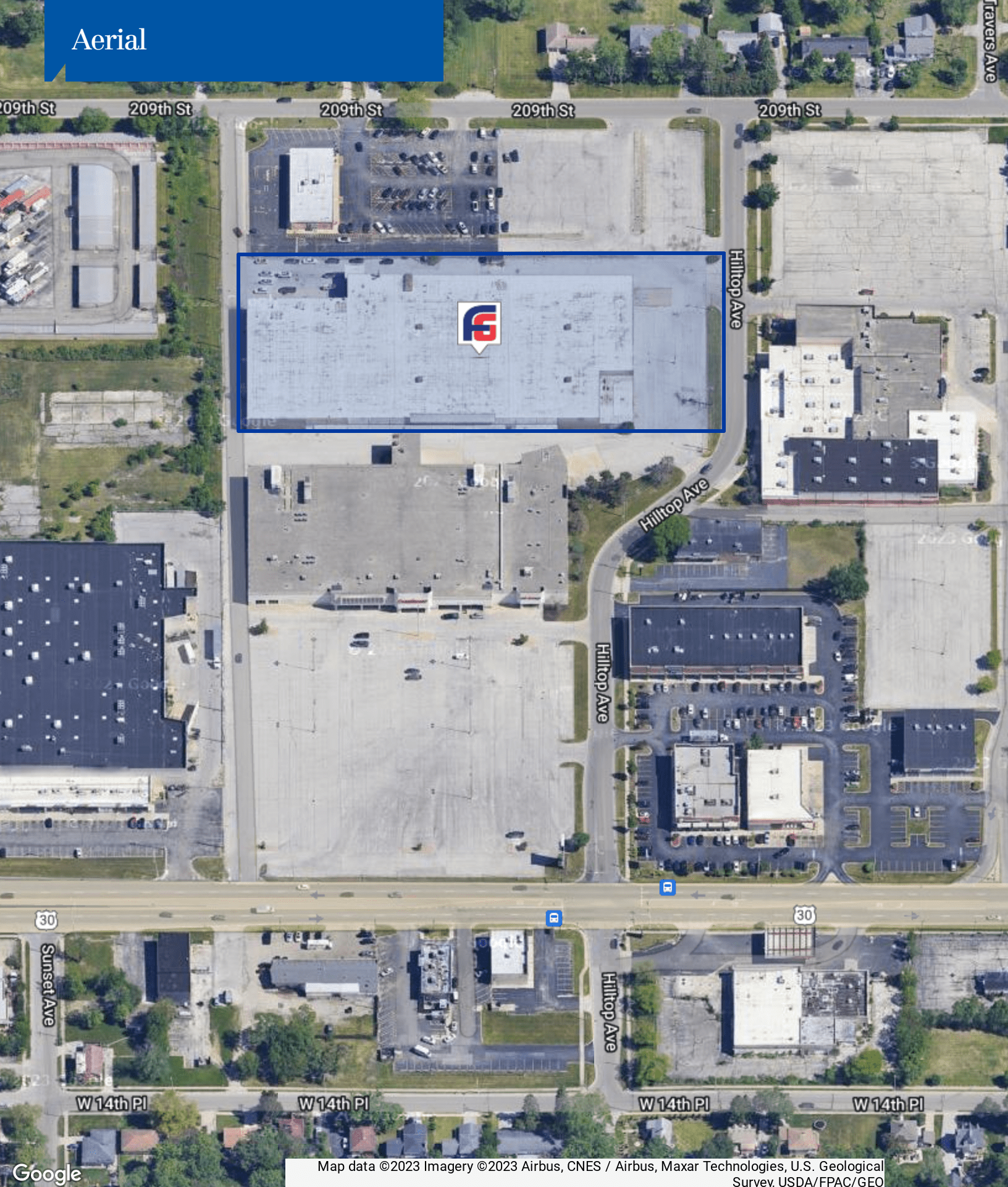


## Additional Photos



# Location Maps





Map data ©2023 Imagery ©2023 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO