

# For Sale or Lease

AVAILABLE:  
**58,000 SF**

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

BUILDING SIZE: +/- 157,800 SF

AVAILABLE: UNIT A: 9,000 SF  
UNIT D: 30,000 SF  
UNIT P: 15,000 SF

OFFICE: 500 SF

LOT SIZE: 8.5 ACRES

CEILING: UNIT A: 12'  
UNIT D: 16-24' CLEAR  
UNIT: 16' CLEAR  
BUILDING: 16-24'

LOADING: UNIT A: 1 DID  
UNIT D: 2 EXT. DOCKS, 1 DID  
UNIT P: 2 DID  
BUILDING: 10 DOCKS AND 11 DID

PARKING: AMPLE

POWER: 2400 AMPS, 480V;  
3-PHASE

SPRINKLER: YES

ZONING: I-1

LEASE RATE: UNIT A: \$7.00 PSF MG  
UNIT D: \$7.95 PSF MG  
UNIT P: \$9.95 PSF MG

SALE PRICE: \$6,750,000



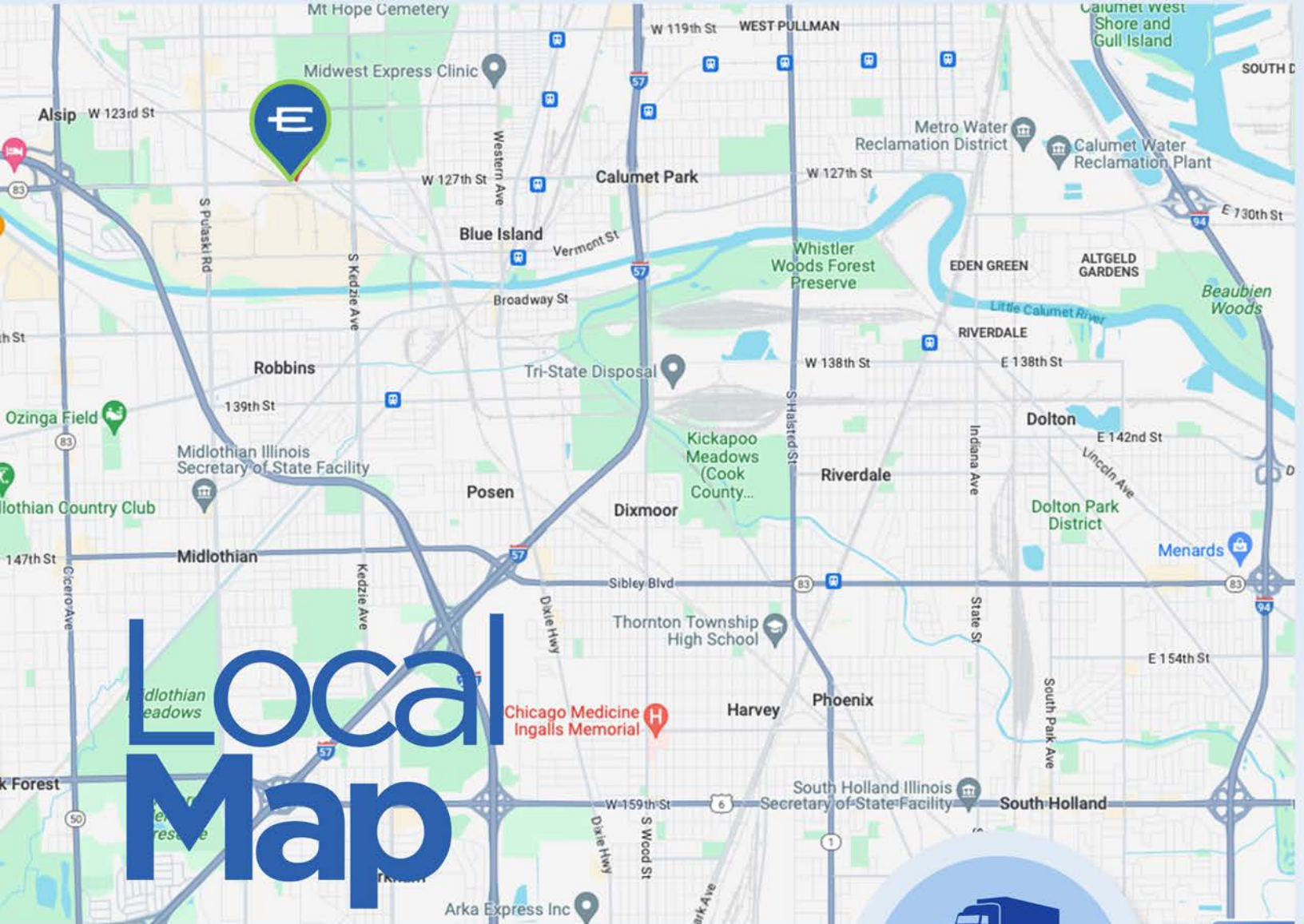
## Presented By:

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# Property Photos





# Local Map

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



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



**On-Site  
Trailer  
Parking**



**Skilled  
Labor  
Force**





**Exclusively  
Presented By:**

**ENTRE**  
Commercial Realty LLC

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