

## Truck Maintenance and Repair Shop

3240 Loverock, Steger, IL 60475



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# Truck Maintenance and Repair Shop

Upon Request

3,500SF Mechanical Shop with office space on 0.5 Acres of land. Building renovated in 2022, has extra insulation and is very energy efficient. 4 DIDs 14' high. 8 truck and trailer parking spots. Additional parking available. Great location, less than 2.5 miles from IL-394 and 10 miles from I-294/94 Cook County Class 8 Tax incentive program for 10 years in place. Truck repair equipment, tools and truck parts are available for sale separately....

- Hard to find truck mechanical shop with parking.



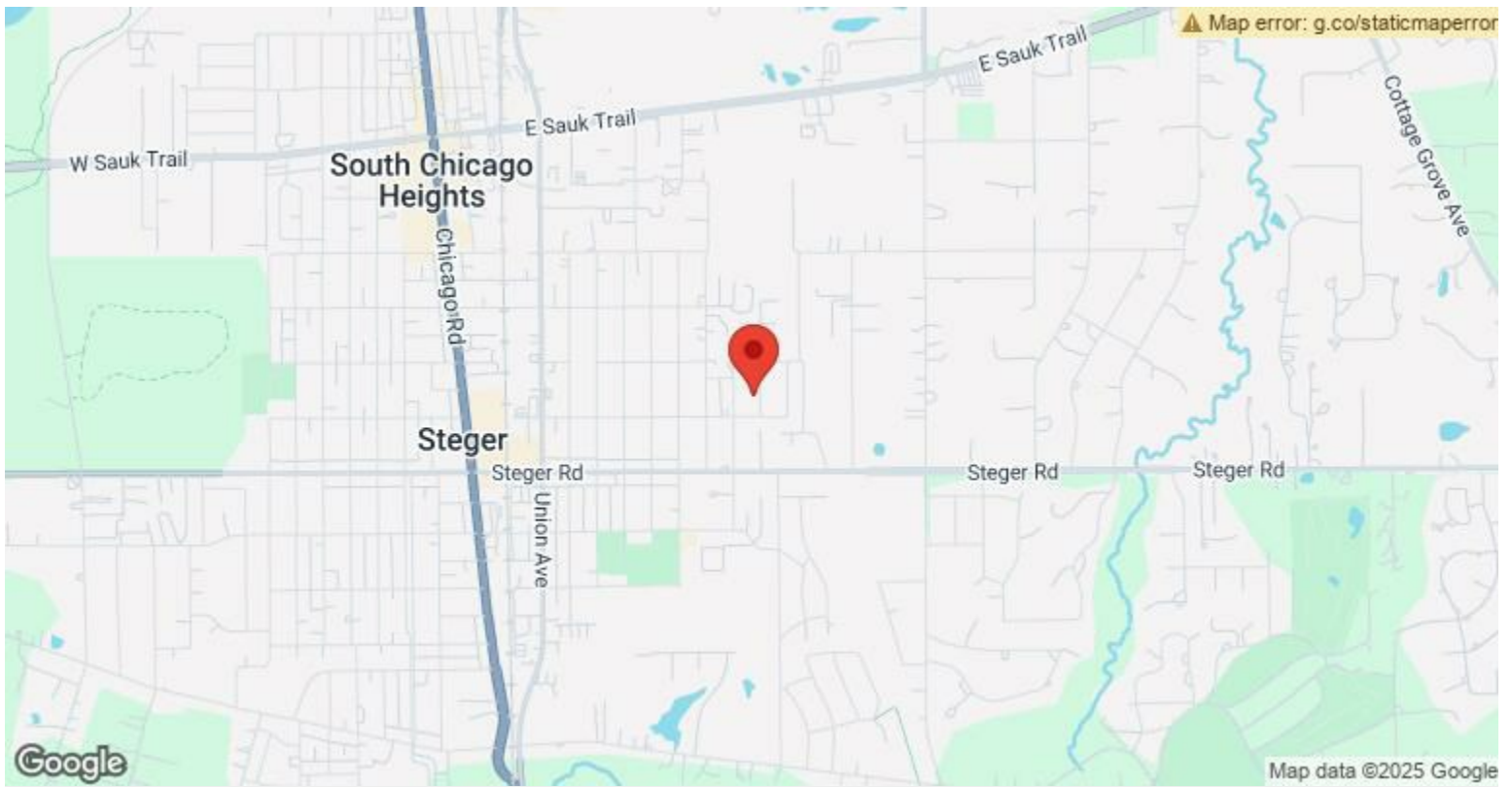
Price:	Upon Request
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.50 AC
Gross Building Area:	3,456 SF
Rentable Building Area:	3,456 SF
No. Stories:	1
Year Built:	1997
Tenancy:	Single
Clear Ceiling Height:	16 FT
No. Drive In / Grade-Level Doors:	4
Zoning Description:	M2
APN / Parcel ID:	32-33-409-049-0000

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Johny Rockets Display Co	-	



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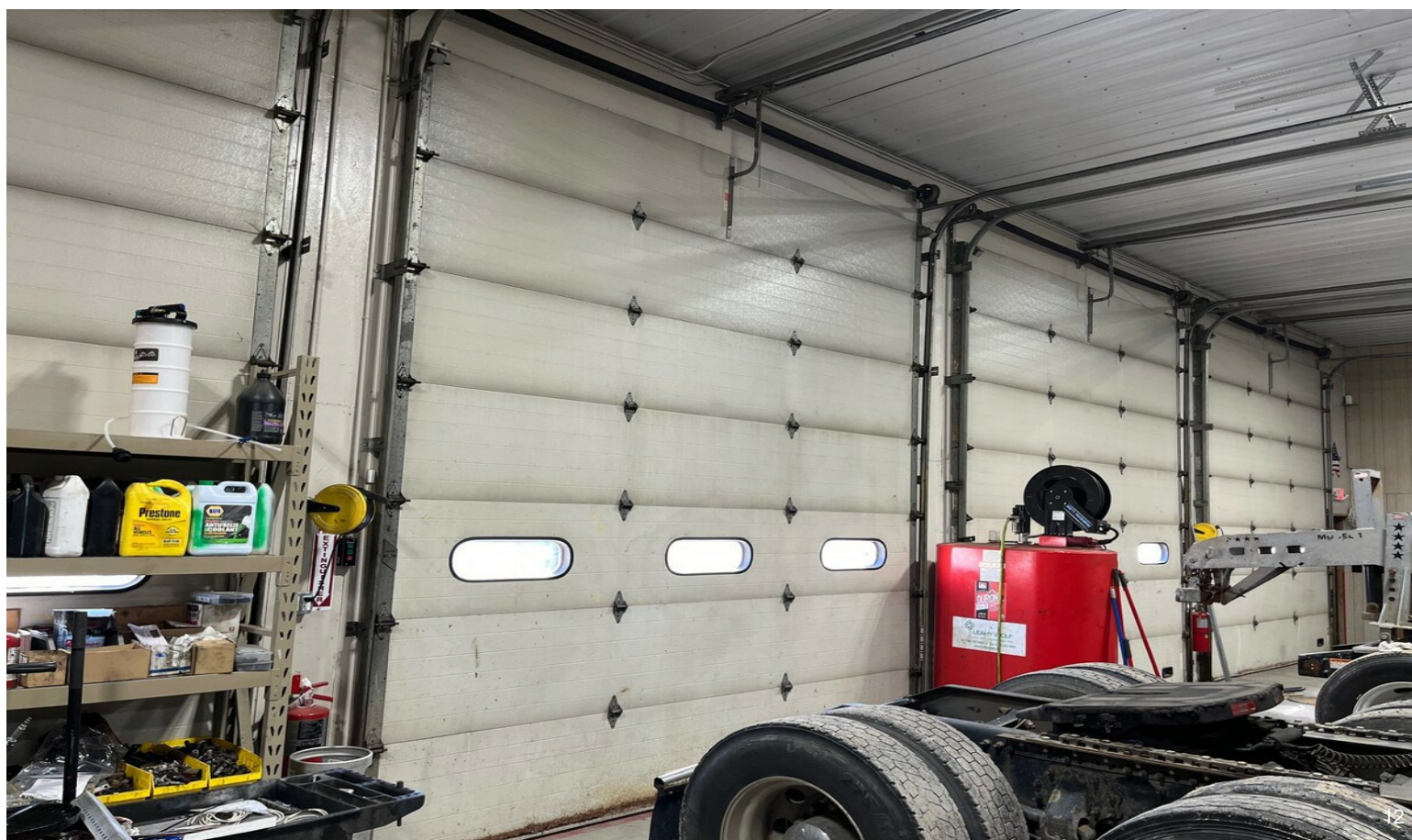


# Property Photos





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# Property Photos



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# Property Photos

