



AVAILABLE FOR LEASE

412 Matteson Street

Dyer, IN 46311

This 10,890 SF industrial facility, built in 1977, is ideal for light industrial operations. Key features include a shared dock, a 10-foot drive-in door, and a 14.5-foot ceiling height, supporting various logistical needs. The property is equipped with compressed air lines, a sprinkler system, and 3-phase electric with 600 volts and 400 to 800 AMPS to handle a range of equipment and manufacturing requirements.

The 1,200 SF office area includes a break room, a private office, and a bathroom, providing comfortable workspaces for administrative functions. Outside parking is available, and the property is zoned for light industrial use, making it suitable for a variety of businesses seeking a flexible and functional space.

SIZE	10,890 SF
TERM	Negotiable
PRICE	\$7.75 /SF Gross
SPACE USE	Industrial
ZONING	Heavy Industrial
YEAR BUILT	1977
AVAILABLE	Now
Drive-In Doors	One
OFFICE	1,200 SF

FOR MORE INFORMATION

Lori Tubbs (312) 446-7059 lori@loritubbs.com

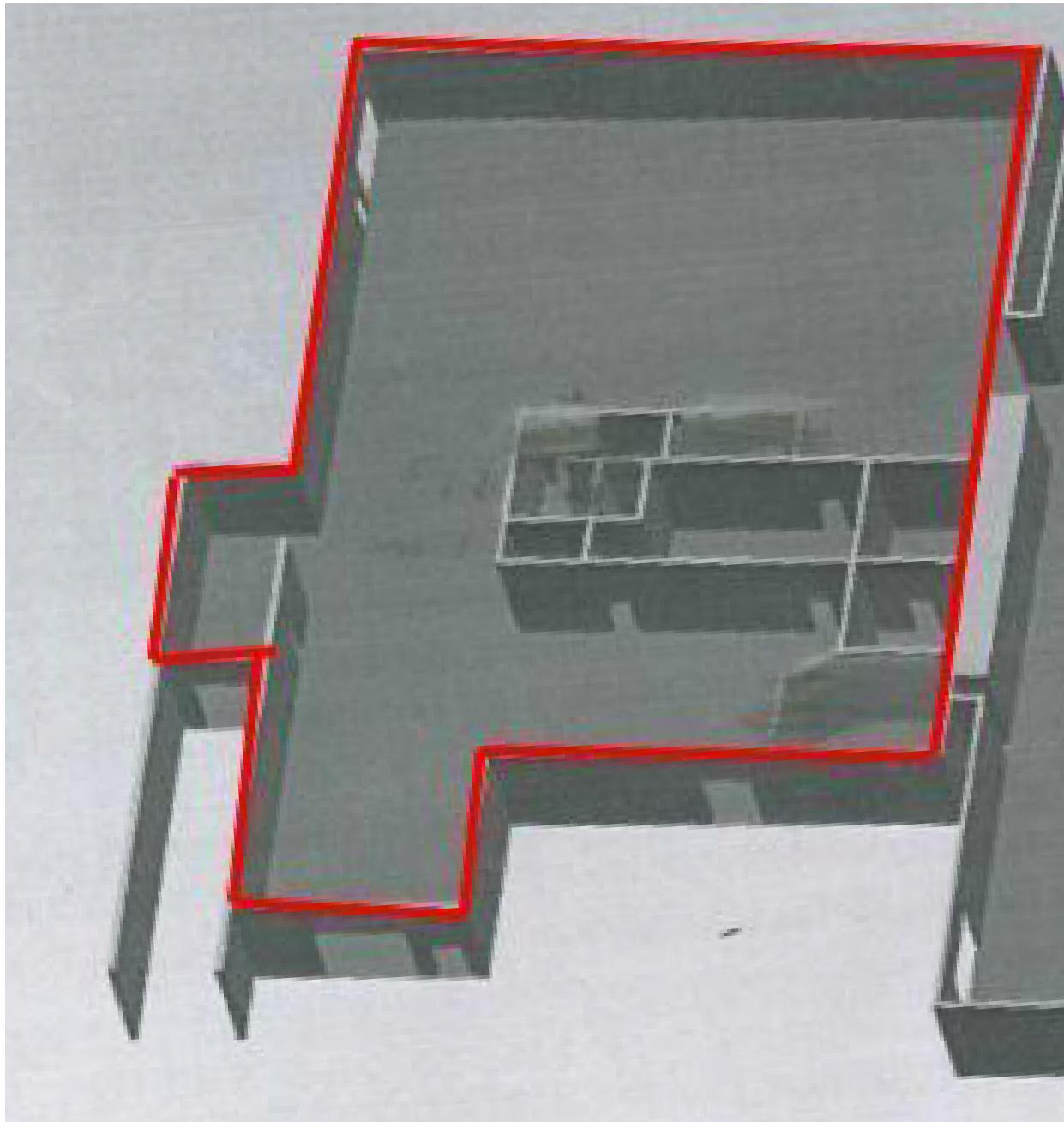
 **LORI TUBBS**
DEVELOPMENT CONSULTING

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BUILDING LAYOUT



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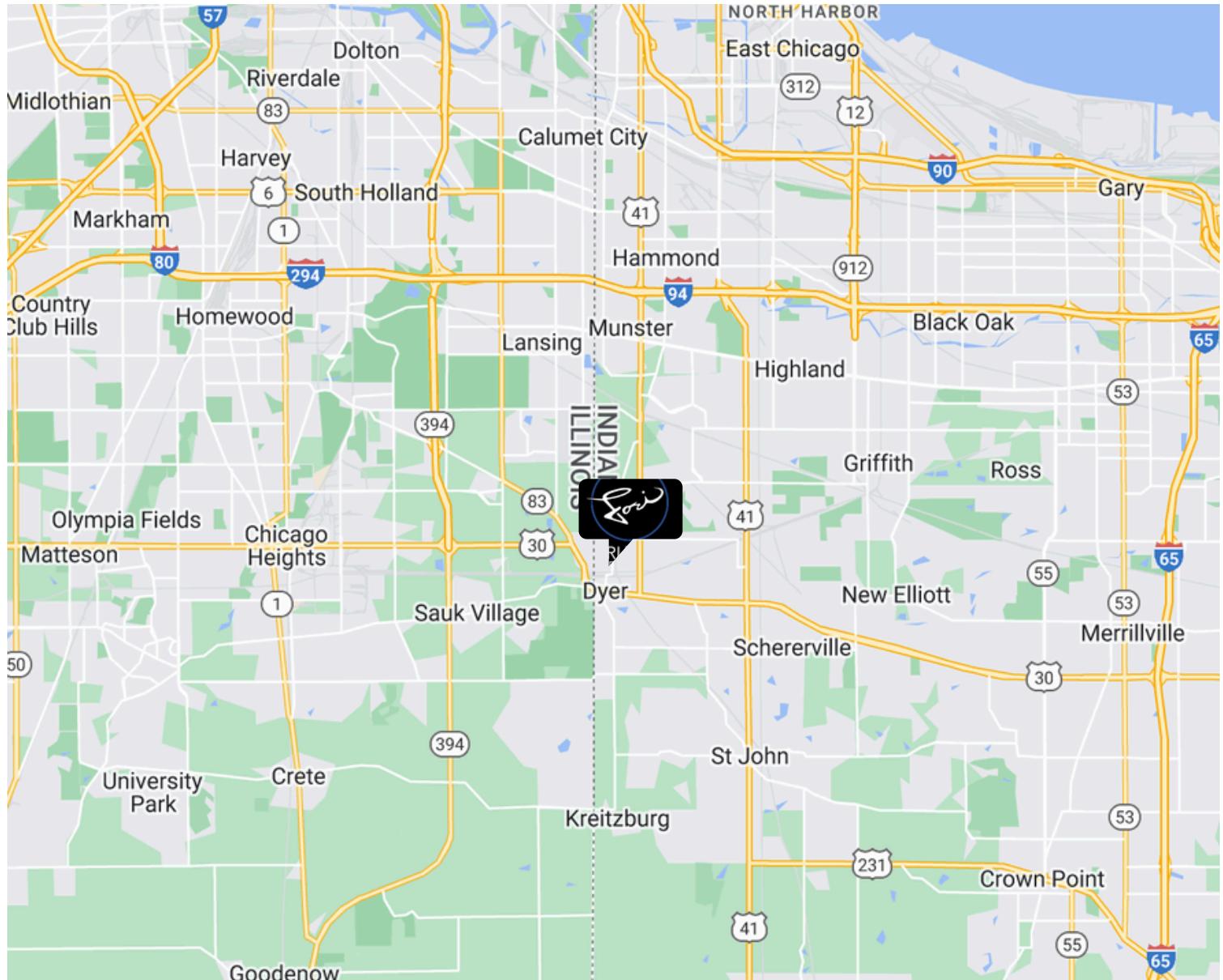
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LOCATION DESCRIPTION

- 0.4 miles from US Hwy 30
- 3.7 miles from I-80/94
- 0.7 miles from IL/IN border
- 5.4 miles from I-80/94
- 33 miles from Chicago

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