

# FOR SALE

18434 Stony Island Ave,  
Lansing, IL 60438

**\$1,500,000**

**Investment  
Opportunity**



**Lot Size:** ±10.3 Acres (M-1 Zoning, TIF District)

Prime 10.34-acre industrial site located within the corporate limits of the Village of Lansing. Zoned M-1 (Limited Manufacturing), the property offers flexibility for light industrial, warehouse, or commercial development. Strong location near I-94 and I-294 with convenient access via Torrence Ave. Property lies within a Tax Increment Financing (TIF) district-potential development incentives available through the Village of Lansing. Flat, buildable site with public utilities nearby. Ideal opportunity for industrial or flex development in a growing business corridor.



**Real Estate Agents**

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## Highlights

- 10.3-acre M-1 zoned industrial lot – flat, build-ready with completed topographic survey, soil studies, market analysis
- Located in TIF district offering potential incentives
- Excellent access to I-94 & I-294 in established South Cook County corridor
- Property is well-suited for industrial, flex space, storage development



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