

FOR LEASE
16,982 – 20,924 SF



TINLEY PARK, IL

8500 WEST 185TH STREET

MAKE READY RENOVATIONS UNDERWAY

COMMENTS

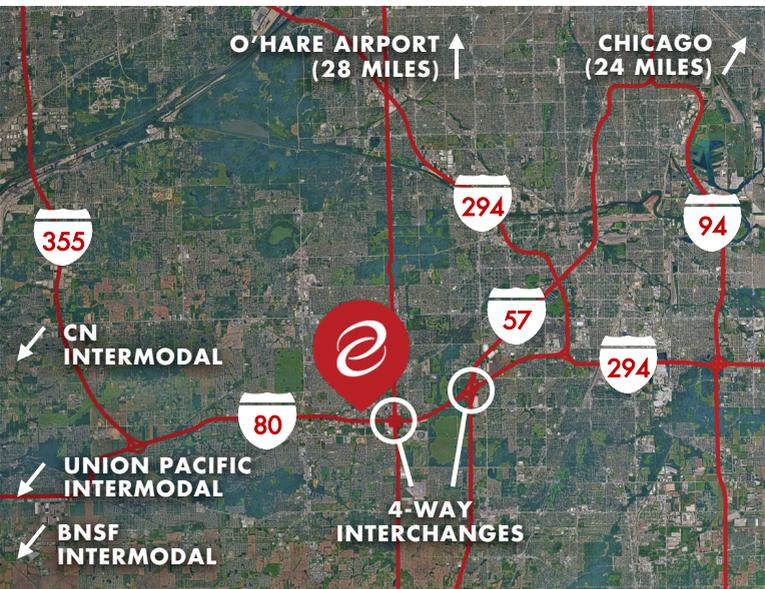
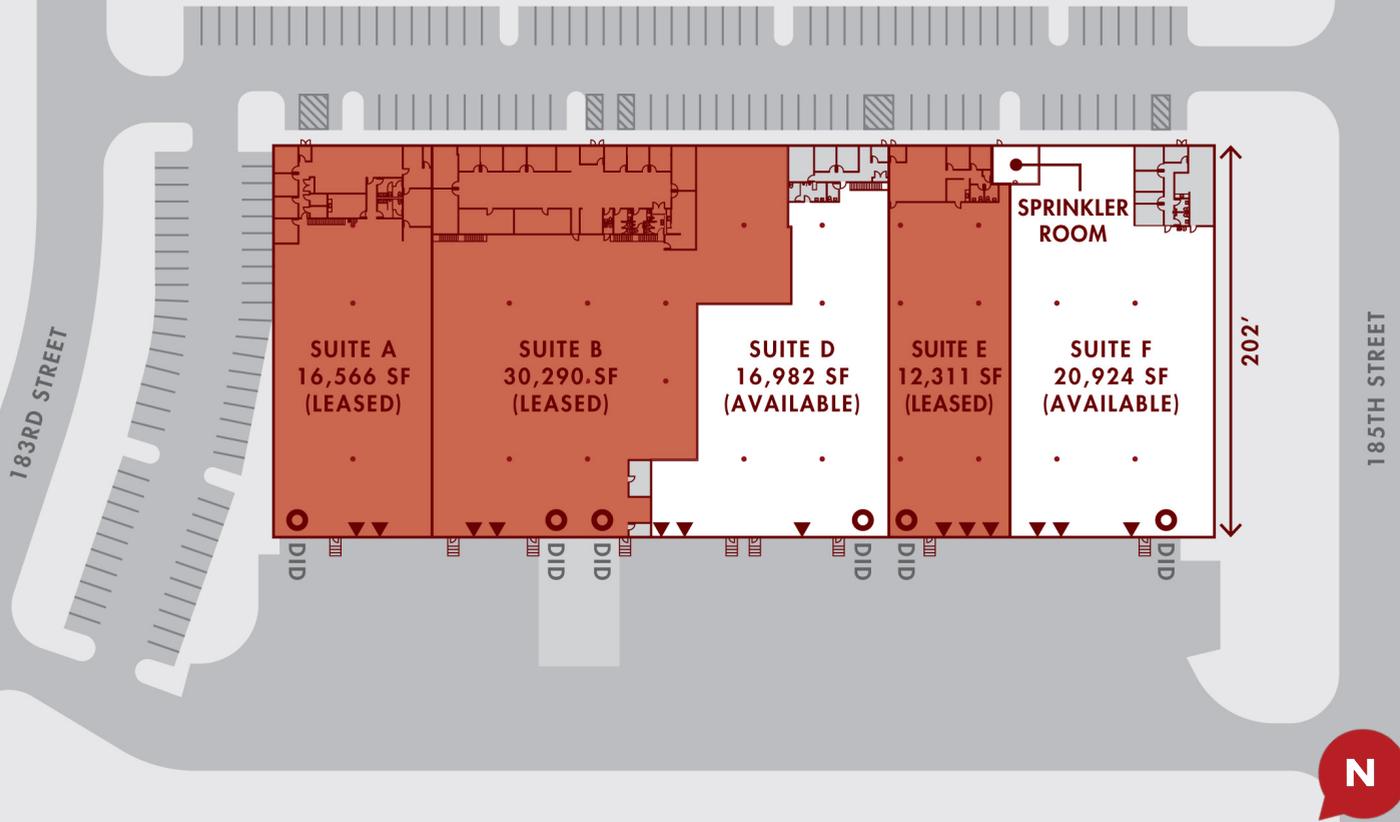
- Make Ready Underway
- Immediate Access to I-80 via Harlem Avenue or La Grange Road
- Minutes to I-57 & I-294
- Low, Stable Will County Taxes (\$1.18/SF 2024-2025)
- Efficient Opex (Est. \$.98/SF)
- Strong Surrounding Labor Pool
- Professionally Owned and Managed
- Open, Efficient Warehouse Layout
- **All Units Have Warehouse A/C**

BUILDING DETAILS

Building Size	97,073 SF
Clear Height	24'
Sprinkler	ESFR
Parking Ratio	1.64 Stalls Per 1,000 SF
Unit D	
• Total SF	16,982 SF
• Office	1,236 SF
• Loading	3 Docks / 1 Drive-in Door
• Power	400 Amps / 480 Volts, 3-Phase
Unit F	
• Total SF	20,924 SF
• Office	1,702 SF
• Loading	3 Docks / 1 Drive-in Door
• Power	400 Amps / 480 Volts, 3-Phase

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SUITE	TOTAL SF	OFFICE SF	LOADING	ASKING RATE
Suite A	16,566	3,291	2 Docks, 1 DID	LEASED
Suite B	30,290	1,702	2 Docks, 2 DIDs	LEASED
Suite D	16,982	1,236	3 Docks, 1 DID	Subject to Offer
Suite E	12,311	1,556	3 Docks, 1 DID	LEASED
Suite F	20,924	1,702	3 Docks, 1 DID	Subject to Offer
TOTALS	97,073			

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