

# 8.5± ACRES OF INDUSTRIAL OUTDOOR STORAGE & SHOP

## AVAILABLE

13108 Grant Road, Lemont, IL 60439



### PROPERTY DETAILS

- 8.5± ACRE SITE:**
- Building A:**
    - 5,500 SF Shop
    - 2,500 SF office
    - 5 Drive in Bays
  - Building B:**
    - 3,000 SF Shop
    - No Office
    - 1 Drive-thru bay
  - Yard:**
    - Gravel Yard
    - Fenced, Gated and Lit
  - Zoning:**
    - DuPage County
    - I2 (view [code](#))

## Burr & Temkin

Transportation Real Estate Specialists Since 1983



Ben Wagner  
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This statement is based upon information we believe to be correct and is obtained from sources we regard as reliable, but we assume no liability for errors or omissions therein.

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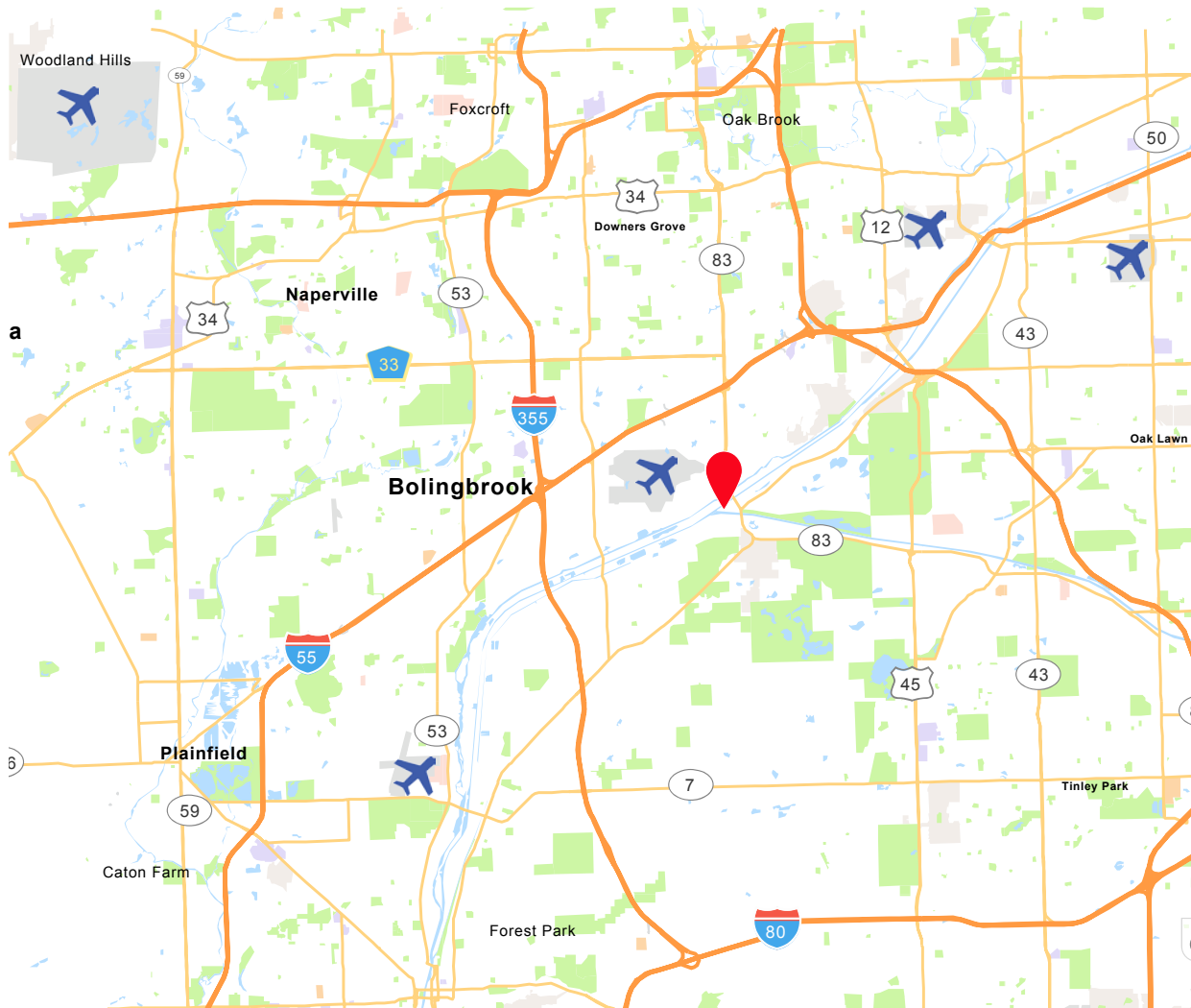
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### LOCATION HIGHLIGHTS

This site provides exceptional multimodal connectivity for outdoor storage and distribution operations, strategically located in close proximity to interstate highways I-55, I-294, I-355 and I-80 IMTT with quick highway access via four-lane Illinois Route 83.



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### FLOOR PLAN



CONSULTANT

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**MARK HANNAH**

DESIGNED FOR

NOT FOR  
CONSTRUCTION

DATE: Issue Date

JOB NO: Project Number

SCALE:

DRAWING TITLE

1F FLOOR PLAN

PROJECT NUMBER

**A211**

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### REGIONAL DRIVE TIMES

Located 20 miles from downtown Chicago the location delivers metropolitan market access with ample space for heavy industrial operations and efficient multimodal distribution through converging highway and waterway infrastructure.



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