

For Sale

7,200 SF  
Truck Maintenance  
Facility

11540 S Central Avenue  
Alsip, IL 60803

One Oakbrook Terrace  
Suite 400  
Oakbrook Terrace, Illinois 60181  
+1 630 932 1234

[hiffman.com](https://www.hiffman.com)

BUILDING SIZE:	7,200 SF 1 <sup>st</sup> Floor: 6,300 SF 2 <sup>nd</sup> Floor: 900 SF
OFFICE SIZE:	1 <sup>st</sup> Floor: 900 SF ( supply & storage) 2 <sup>nd</sup> Floor: 900 SF (kitchenette & shower)
SITE SIZE:	1.81 acres (224' x 351')
LOADING:	7 doors (15' x 14')
CLEAR HEIGHT:	22' in garage
BAYS:	5 bays
SPRINKLER:	Yes
POWER:	400 amps; 3-phase
CAR PARKING:	11 spaces
TRAILER PARKING:	50 truck stalls (overnight permitted)
RE TAXES:	\$103,705.97 (2024)
SALE PRICE:	Subject to Offer

#### HIGHLIGHTS:

- Spray booth
- Includes all equipment
- Built in 2021 - new building
- 2nd Floor (kitchenette + shower)
- 2 Miles via W 122<sup>nd</sup> St to  
I-294 four-way interchange



7,200 SF  
BUILDING



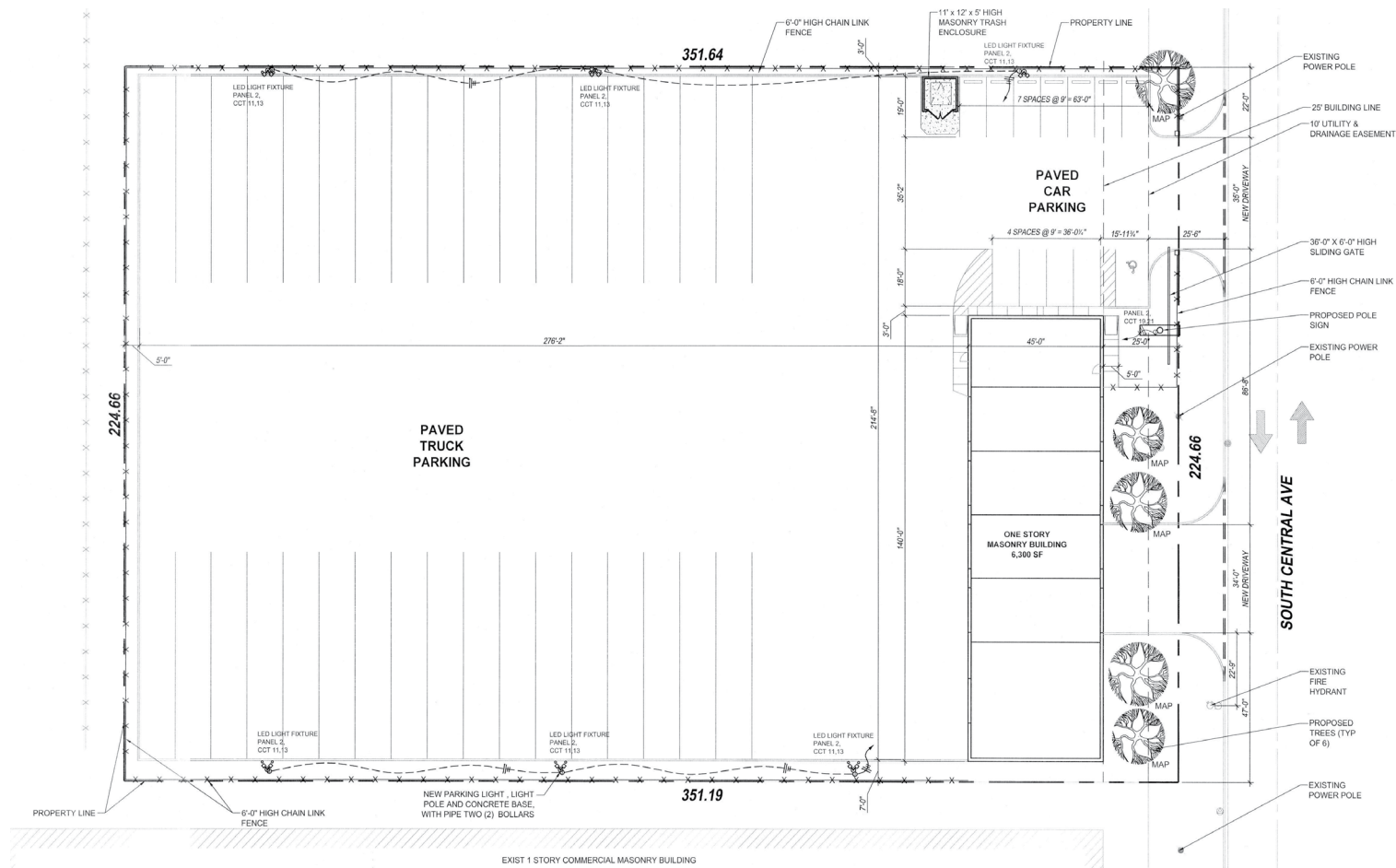
1.81 ACRE  
SITE

#### Contact

Lawrence R. Much, SIOR  
630 691 0606  
[lmuch@hiffman.com](mailto:lmuch@hiffman.com)

Nick Feczko  
630 693 0668  
[nfeczko@hiffman.com](mailto:nfeczko@hiffman.com)

## SITE PLAN



## Contact

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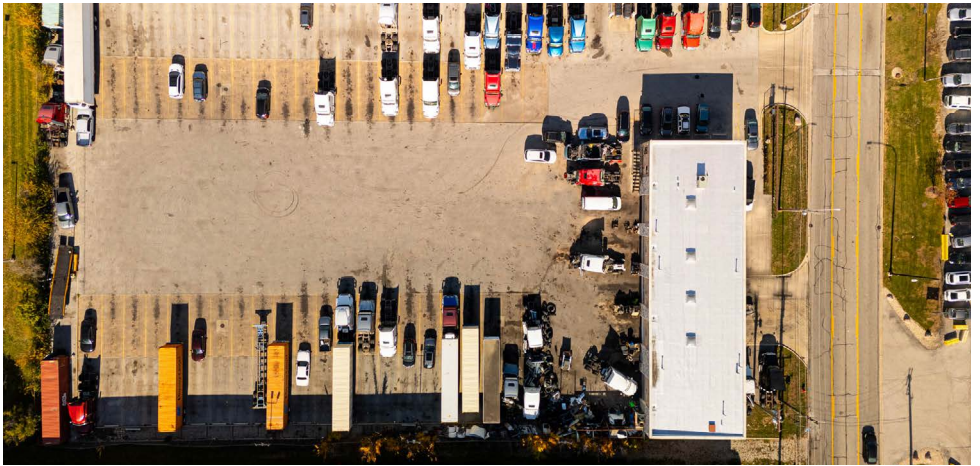
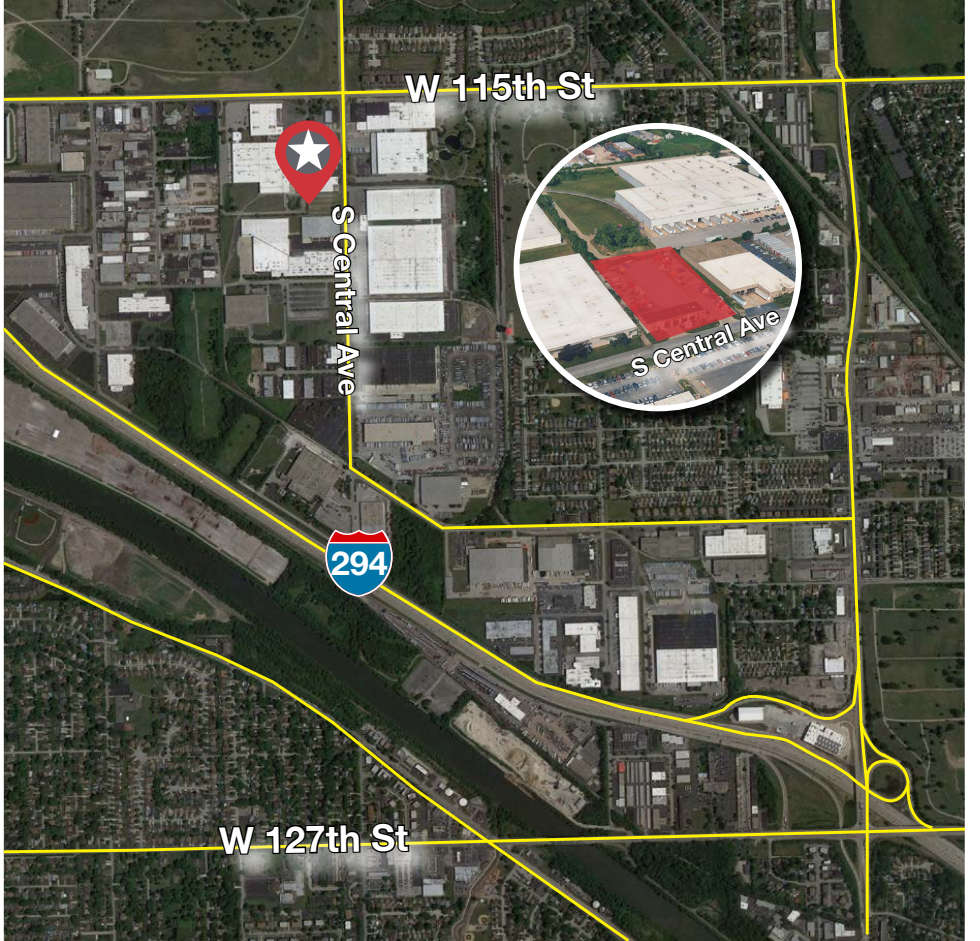
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**NAI Hiffman**

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11540 S CENTRAL AVENUE, ALSIP ILLINOIS | **FOR SALE**

## COOK COUNTY LOCATION

Immediate Availability: 7,200 SF Industrial Building on 1.81 acres.  
2 miles via W 122<sup>nd</sup> St to I-294 four-way interchange. Just 7.8 miles  
to Chicago Midway International Airport.



## LOCATION MAP

