



## **13747 S Western Ave**

13747 S Western Ave, Blue Island, IL 60406



**PROPERTIESGROUP, LLC**



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# 13747 S Western Ave

Upon Request

15,000 square foot industrial building for sale and lease! This property features nine offices, including three executive offices and a conference room that is available upon request. Each office averages 250 to 600 square feet and is equipped with air conditioning. There is also a kitchen area that can be accessed when needed. The interior of the space has been totally updated/remodeled. All updates have been approved by the City of Blue Island.

The warehouse space boasts 14-foot ceilings, one 12'x8' overhead door, painted floors, and overhead heating. Additionally, a fire sprinkler system is installed in the ceiling. The building is in excellent condition and is zoned I1 (light industrial). Heat and electricity are included in the rent for light industrial use.

The total rentable area of the building is 15,825 square feet, situated on a 75,000 square foot lot. Currently,...

- Located on the main thoroughfare of Western Ave. Space is available for occupancy immediately!



Rental Rate:	Upon Request
Min. Divisible:	5,000 SF
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	15,825 SF
Year Built:	1992
Rental Rate Mo:	Upon Request

## Ground

Space Available	5,000 - 10,500 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Modified Gross
Office Size	5,000 SF
Space Type	Relet
Space Use	Industrial
Lease Term	3 - 5 Years

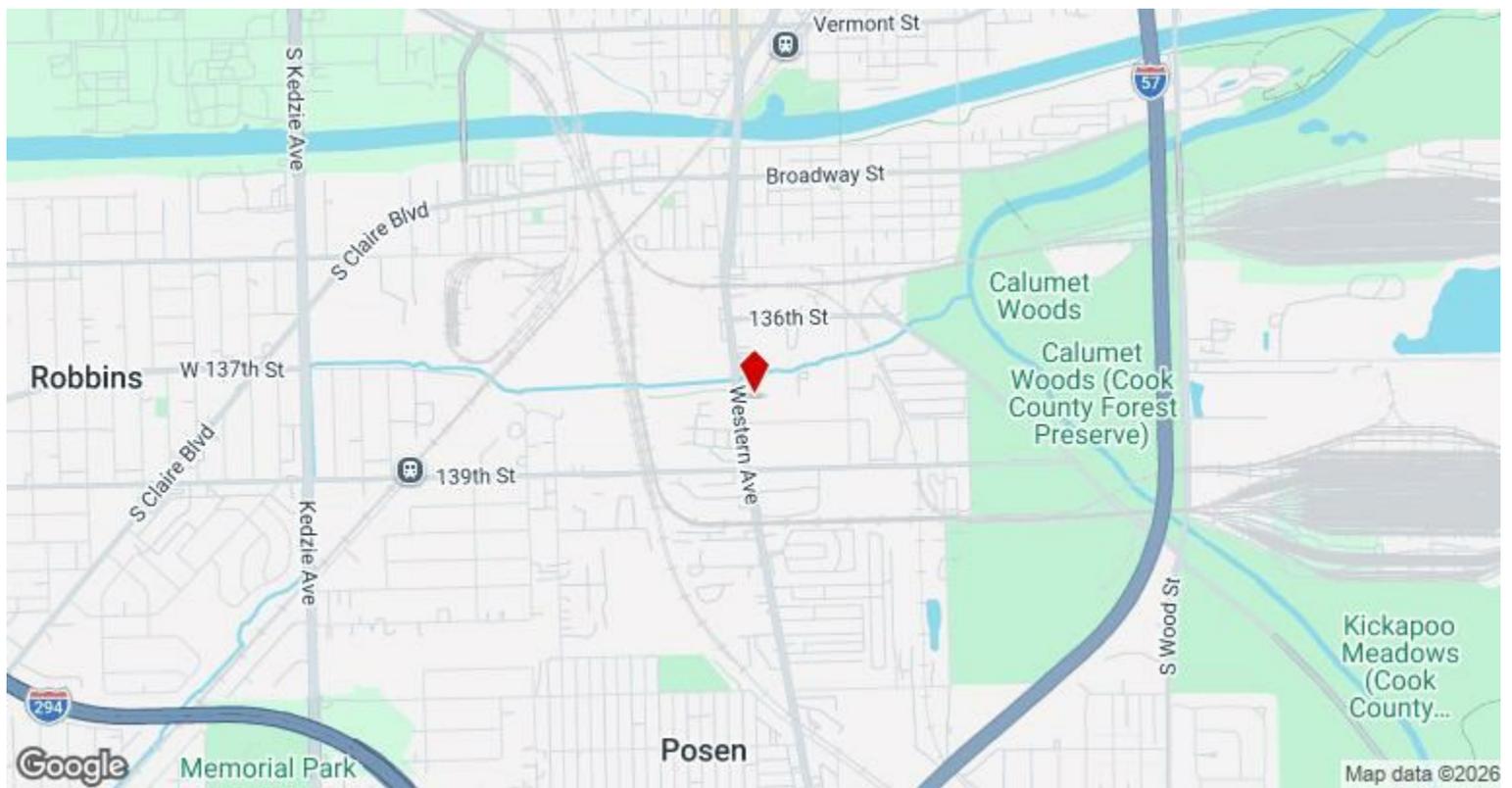
10,500 square feet of office and warehouse space available for lease! Five thousand five hundred square feet of light industrial space, and five thousand square feet of office space. The space offers seven offices, an executive office, and a large executive conference room. The property has been fully remodeled, updated Hvac, and central air in the office area. There's a functioning kitchen area that is available. The industrial space offers 14' ceilings, one 12'X8' overhead door, painted floors, and overhead heating. Also, there's a fire sprinkler system in the ceiling. The space is in excellent condition; it's zoned I1 (light industrial). The heat and electricity are included in the rent for light industrial use. The total building rentable area is 10,500 square feet, and the total lot size is 75,000 square feet. The facility is currently being used as a trucking company. There is ample parking available in the lot, depending on your use. The building is located on the main thoroughfare of Western Ave.

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Engineered Components Company	-	



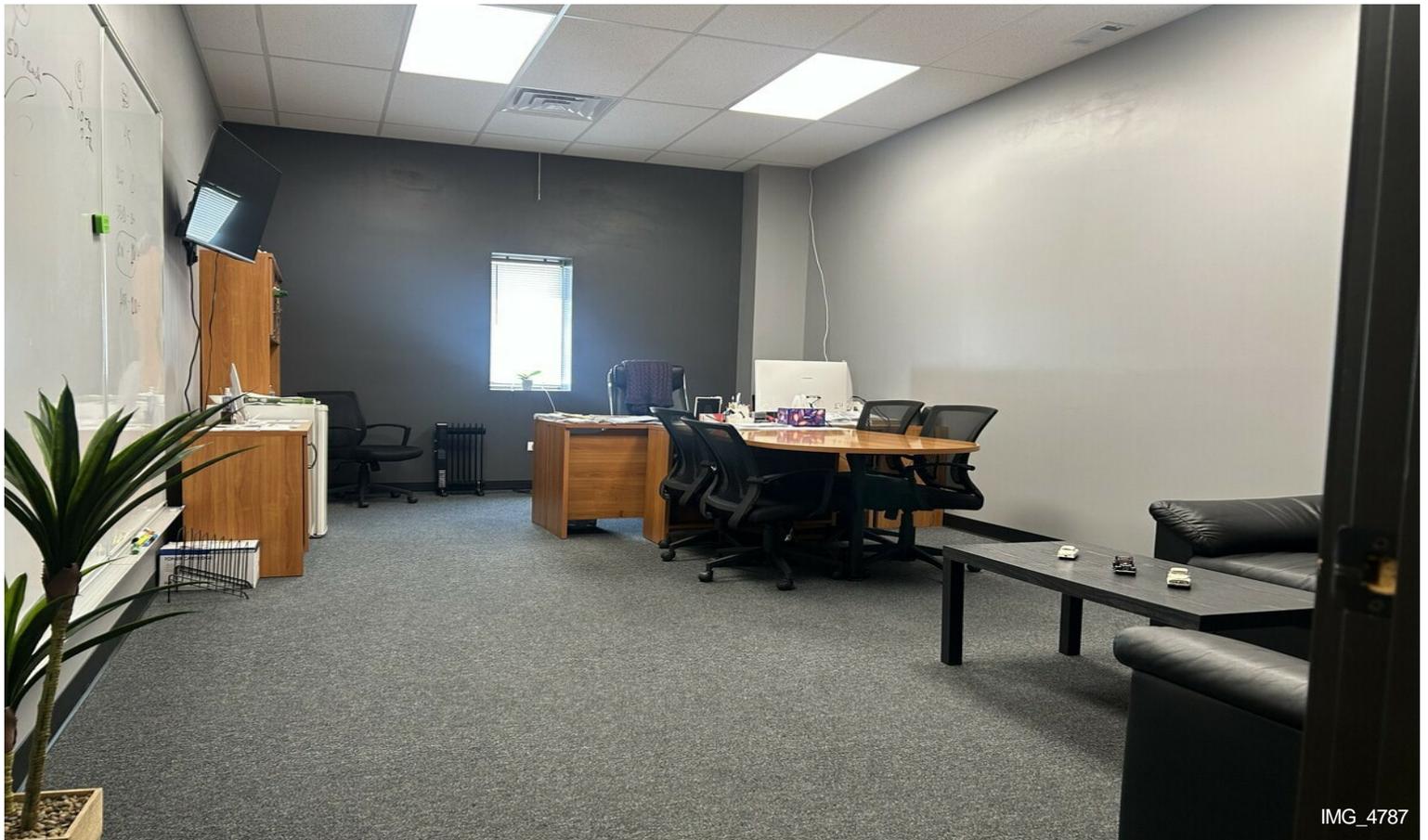
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The total rentable area of the building is 15,825 square feet, situated on a 75,000 square foot lot. Currently, the facility operates as a large trucking company and is located on the main thoroughfare of Western Avenue.

# Property Photos



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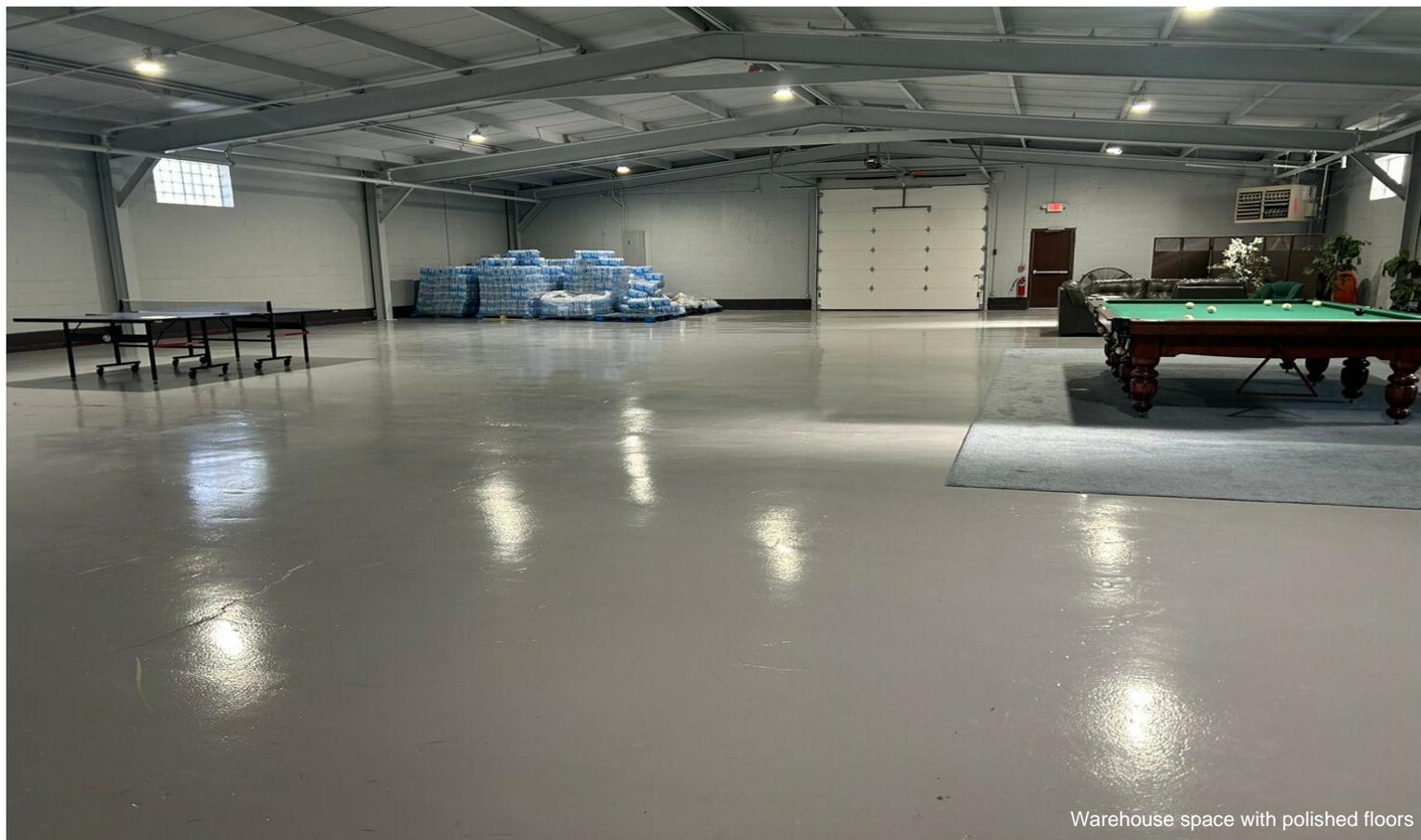


Conference room

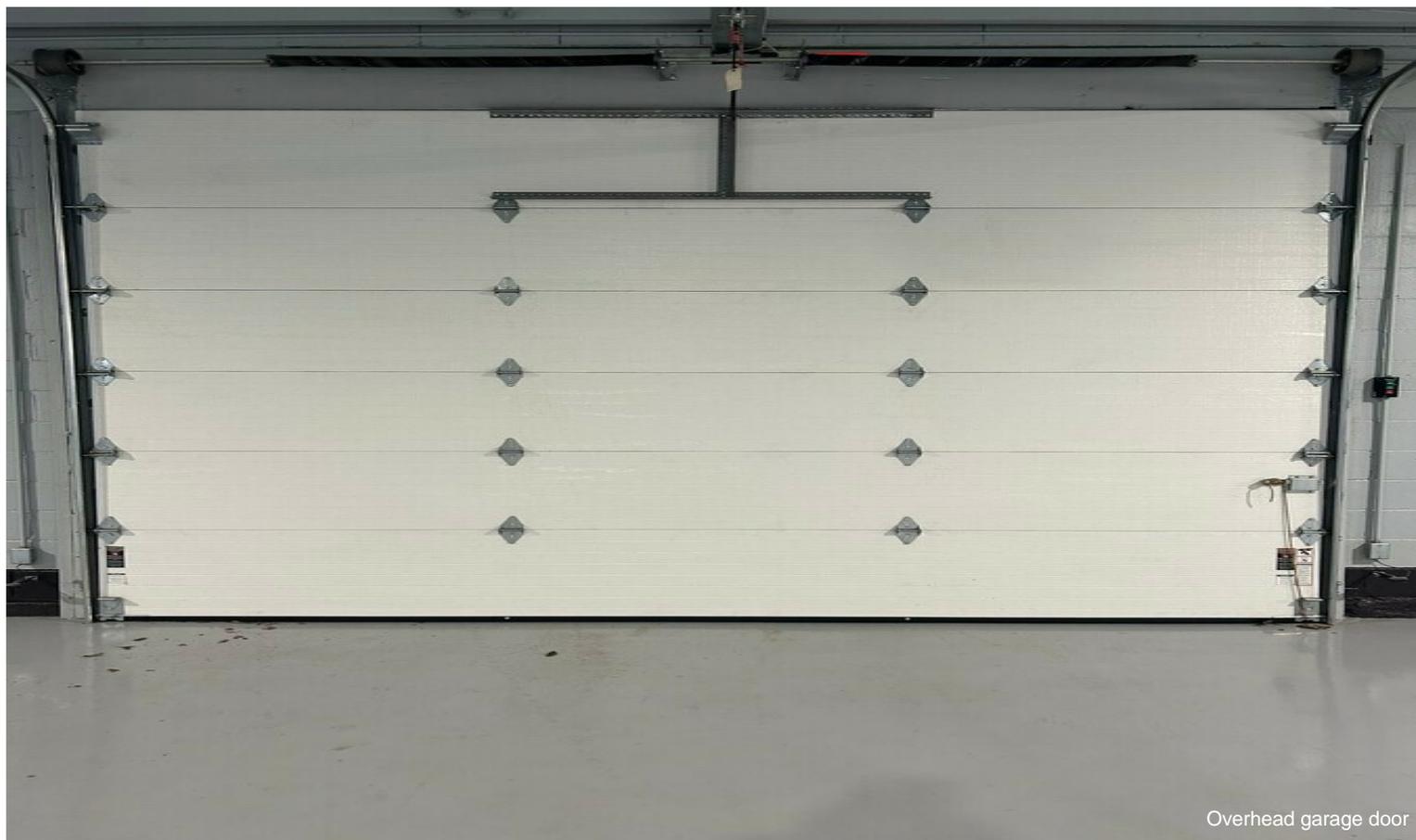


Warehouse space with polished floors

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Warehouse space with polished floors



Overhead garage door