

FOR SALE OR LEASE  
**186,560 SF | 13.1 AC**



SINGLE-TENANT INDUSTRIAL FACILITY  
**750 CENTRAL AVENUE, UNIVERSITY PARK, ILLINOIS**

CN Rail Potential | Large Yard | Immediate I-57 Access

# PROPERTY FEATURES

## Facility Strengths

- » Large 13.1-acre site can accommodate trailer storage, outside storage or expansion
- » Paved, fenced, secure site
- » Exhaust fans
- » Manufacturing amenities
- » Oversized drive-in door
- » Well maintained building
- » Recently updated office area

## Location Highlights

- » Two points of ingress/egress onto Central Avenue
- » Midway between the four-way interchanges at Manhattan-Monee Rd and Stuenkel Rd
- » Low property taxes (Will County)
- » Flexible Industrial zoning

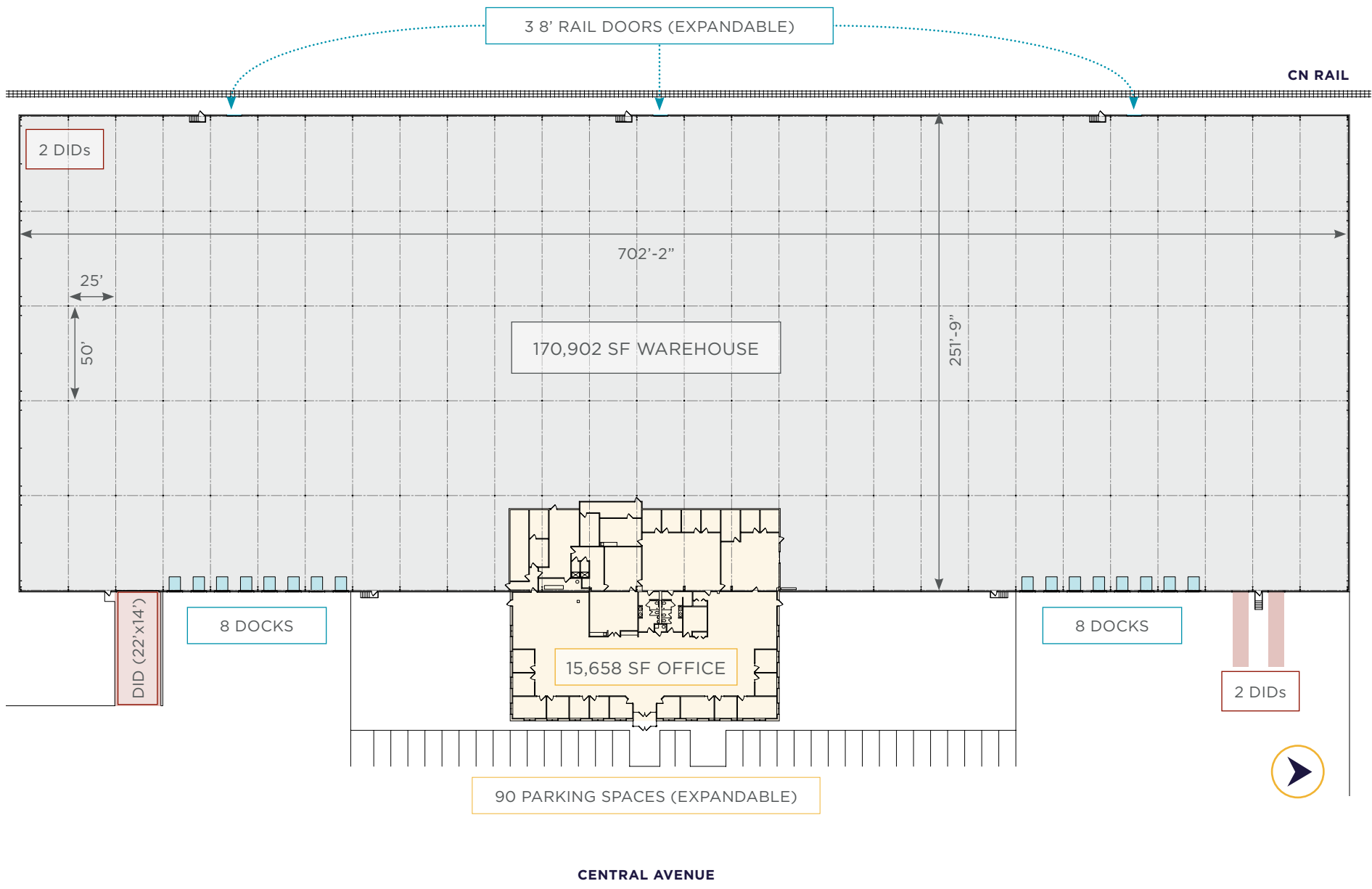
## Rail Information

- » CN-served industrial park
- » Interchange switching available with all Class I and shortline carriers
- » Three (3) 8' rail doors (expandable)

Building Size:	186,560 SF
Warehouse:	170,902 SF
Office Area:	15,658 SF
Site Area:	13.1 acres
Clear Height:	21'6" to 24'
Dock Doors:	16 exterior
Drive-In Doors:	5 (one oversized 22' x 14')
Rail Service:	CN rail service possible Rail switch in place (needs reinstatement work) 3 rail doors (expandable)
Car Parking:	90 spaces (expandable)
Year Built:	1981; renovated 2015
Bay Size:	50' x 25'
Power:	2,400 Amps, 277/480V, 3-Phase
Lighting:	LED
Sprinkler System:	Wet
Taxes (2024):	\$0.67 PSF
Available:	February 1, 2026
Sale Price:	Subject to offer
Lease Rate:	Subject to offer

# SITE PLAN

## 186,560 SF





# CONTACT INFORMATION

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