



A prime stand-alone industrial building in excellent condition, ideal for auto rebuilding, manufacturing, or other industrial uses. Located in Markham, IL, just minutes from I-57 & I-80, this property offers great accessibility and visibility for your business.



## CONTACT INFO



**Aurica Burduja**

XHomes Realty

+1 773-983-9365

✉ [aurica@xhomesrealty.com](mailto:aurica@xhomesrealty.com)



**Michael Osika**

Realtogy

+1 773-344-5761

✉ [broker@michaelosika.com](mailto:broker@michaelosika.com)

**FOR SALE:  
PRIME  
COMMERCIAL/  
INDUSTRIAL  
PROPERTY – 16600  
CRAWFORD AVE,  
MARKHAM, IL 60428**







## ✓ IDEAL FOR AUTO BODY SHOP AND TOWING COMPANIES

- Spacious lot: 0.91 acres (almost an acre)
- 20 pickup truck parking capacity (2 rows)
- Accommodates 8-9 trucks with trailers (double the Bob truck)
- 12 ft door for easy access

### 💡 Bonus Feature:

- Additional Office with Separate Entrance – Can be leased separately for extra income!

## ✓ ZONING & INVESTMENT DETAILS

- 8B zoning (grandfathered, obtained in 2024)
- Approximate investment: \$300K
- Property tax: ~\$33,389.25 (2023)

## ✓ EFFICIENT & SECURE FACILITY

- Wired security system throughout
- Secured electric keypad gate
- Double ceiling structure – energy efficient
- Winter stays warm, summer stays cool

## ✓ WELL-EQUIPPED FOR OPERATIONS

- 2 separate HVAC systems for office spaces
- 2 electric panels
- 40-gallon water heater
- Triple catch basin floor drain
- Well water supply



**PRICE: \$1,350,000**  
EQUIPMENT NEGOTIABLE

Located on nearly 1 acre (0.91) of land, this industrial property is ideal for businesses needing secure, efficient space. With 8B zoning granted for 10 years (grandfathered in 2024), the site offers flexibility and long-term potential. The facility features a 12-foot overhead door and ample parking for up to 20 pickup trucks in two rows, plus space for 8-9 trucks with trailers.

Key features include a wired security system, secured electric keypad gate, and a double-ceiling roof structure that keeps the building warm in winter and cool in summer. The property is energy efficient, equipped with two HVAC systems for separate office areas and two electric panels to support heavy operations.

Water is supplied by a private well, and a 40-gallon water heater supports daily use. A triple catch basin floor drain simplifies shop maintenance and water control.

Property tax for 2023 is \$33,389.25, and the estimated investment value is approximately \$300,000.

Equipment is negotiable, making this a great opportunity for industrial users seeking move-in-ready, secure, and functional space with long-term potential.

