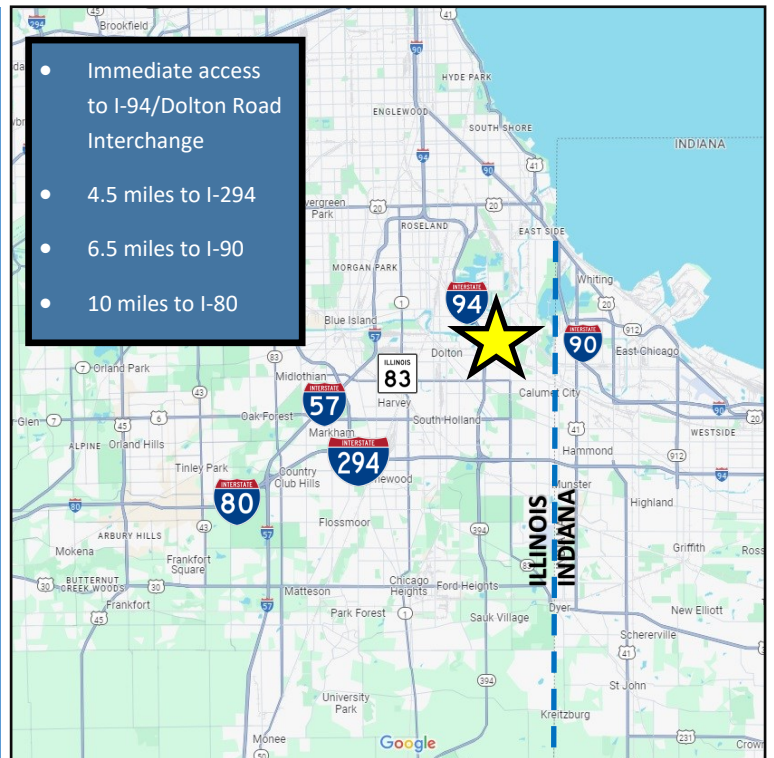


**Newly Renovated Truck Transfer/Parking Facility - Direct Access to I-94**  
**FOR SALE: ±12,614 SF Building on 7-Acres of Land**



<b>Building Size:</b>	±12,614 SF (1-Story Building)
<b>Site Size:</b>	307,534 SF (7 Acres Lot)
<b>Asking Price:</b>	Subject to Offer
<b>Taxes (2023):</b>	\$84,908.39
<b>Loading Docks:</b>	5 Exterior Truck Docks
<b>Clear Height:</b>	16'
<b>Power:</b>	400-600 Amps / 480 Volts / 3-Phase
<b>Utilities:</b>	Heating
<b>Year Built:</b>	1967- Renovated in 2022
<b>Zoning:</b>	M-2 (Heavy Industrial Approved)
<b>Incentives:</b>	Sibley/Torrence/State TIF District, Enterprise Zone, Opportunity Zone
<b>Features:</b>	<ul style="list-style-type: none"> <li>• Direct access to I-94/Dolton Road 4-way interchange.</li> <li>• 200 industrial trailer stalls.</li> <li>• Highly secure, fenced lot.</li> <li>• Completely renovated in 2022</li> <li>• New roof.</li> <li>• Outside storage permitted.</li> </ul>



**Parcel Number:** 29-01-300-045-0000



**ADAM SCHNEIDERMAN, SIOR**  
847-826-4467  
ADAM@STRAUSSREALTY.COM

**DAVID KAPLAN**  
847-302-2387  
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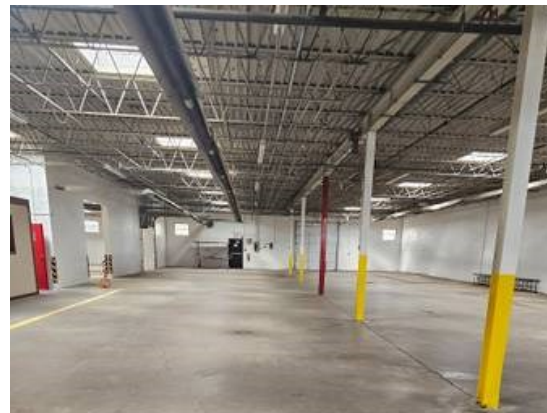
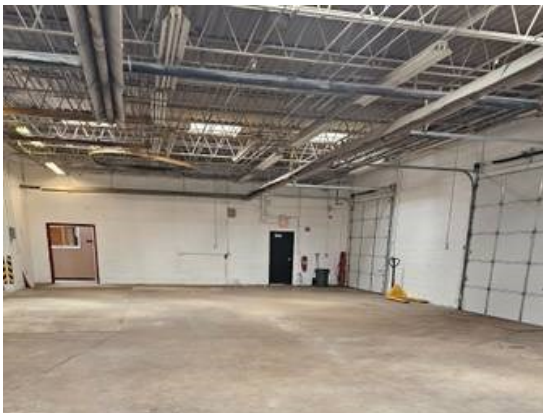
**STRAUSS REALTY, LTD.**  
4220 W. MONTROSE AVE.  
CHICAGO, ILLINOIS 60641  
PHONE: 773-736-3600

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## Photos



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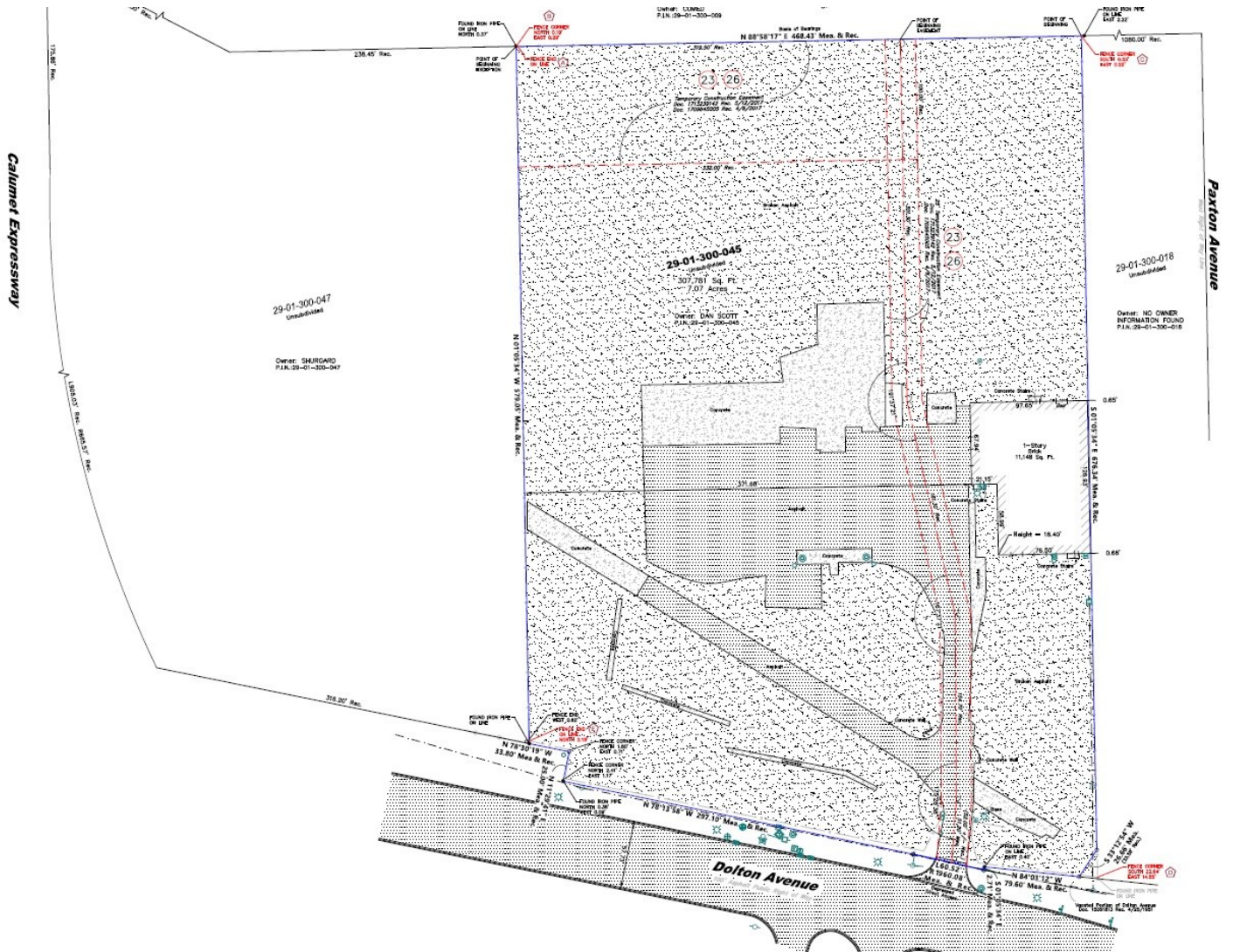
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### Survey



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