

3500 W. 127<sup>th</sup> Street, Blue Island IL

Available For Sale or Lease



**NEW LEASE INCENTIVE: \$5.95 PSF MG FOR FIRST TENANT  
ZONED FOR OUTDOOR STORAGE | ON SITE TRAILER PARKING**

**UP TO 88,115 SF AVAILABLE FOR LEASE**

**BUILDING SIZE: +/- 157,800 SF**

**FOR LEASE: Up to +/- 88,115 SF Available**

Unit B: 32,250 SF Available Q1 2025

Unit E: 30,865 SF

Unit F: 25,000 SF

**LOT SIZE: 8.5 Acres**

**OFFICE: Unit E: 2,021 SF | Unit F: 2,547 SF**

**TRUCK LOADING: 6 Docks; 4 Drive-In Doors**

**CEILING HEIGHT: 16-24'**

**SPRINKLER: Yes**

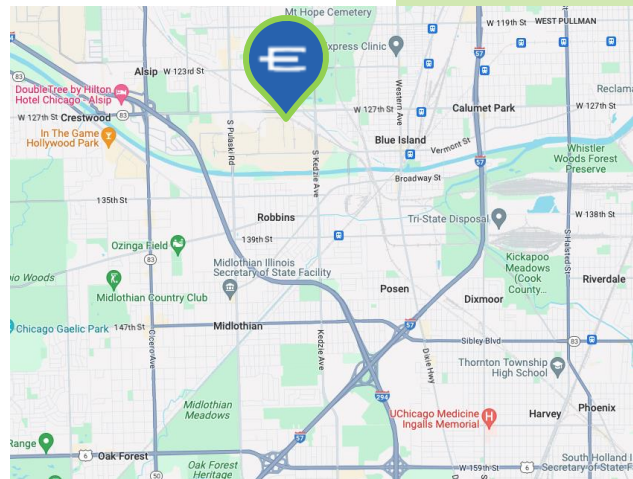
**PARKING: Ample**

**POWER: 2400 Amps, 480 V; 3-Phase**

**ZONING: I-1**

**NEW LEASE INCENTIVE: \$5.95 PSF MG**

**ASKING RATE FOR SALE: Subject to Offer**



SCAN FOR LISTING



**ENTRE**  
Commercial Realty LLC

Chris Wilbur  
708-860-8589  
cwilbur@entrecmercial.com

Jeff Locascio, SIOR  
708-705-3857  
jeff@industrialbroker.net

# LAYOUT



# PHOTOS

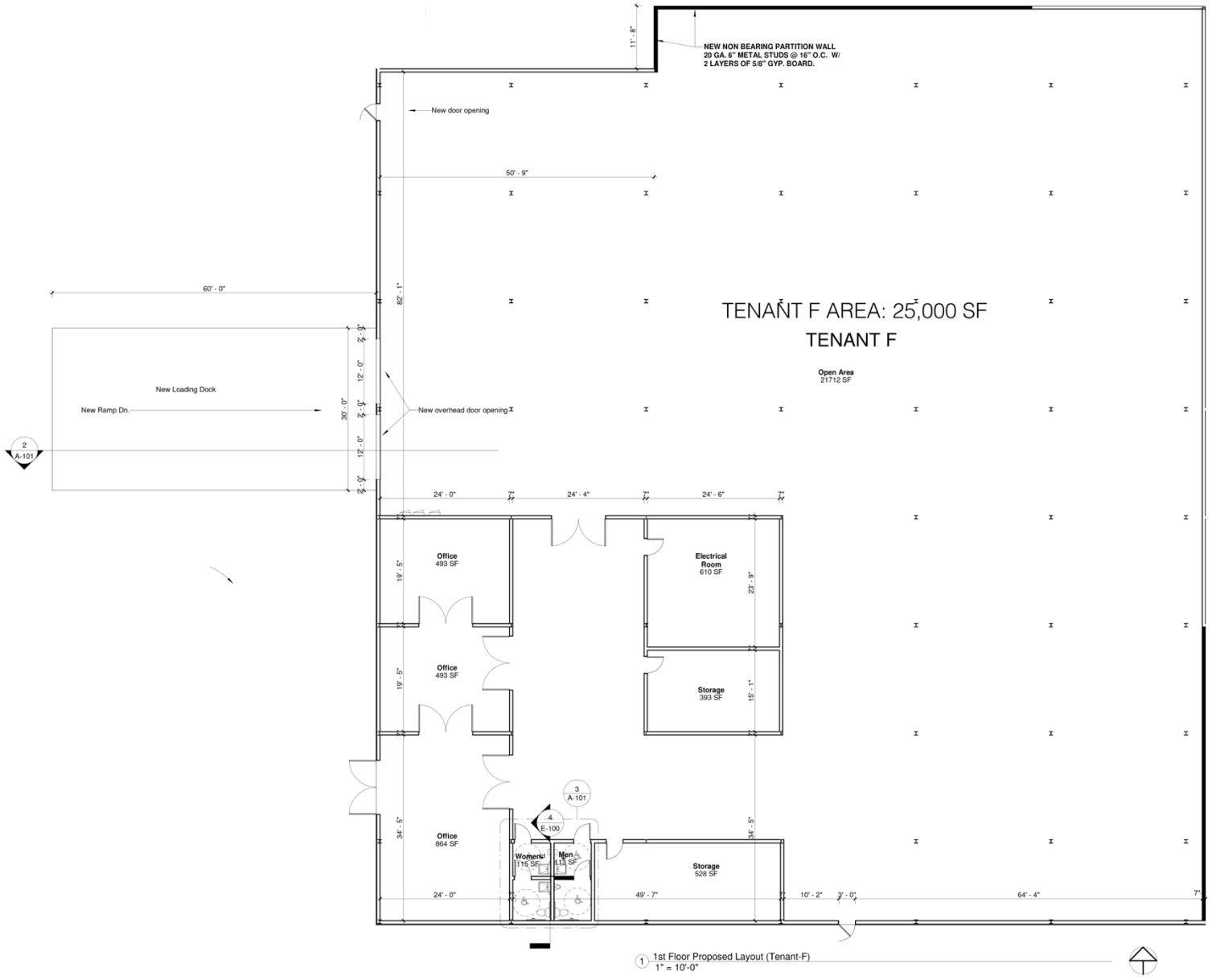


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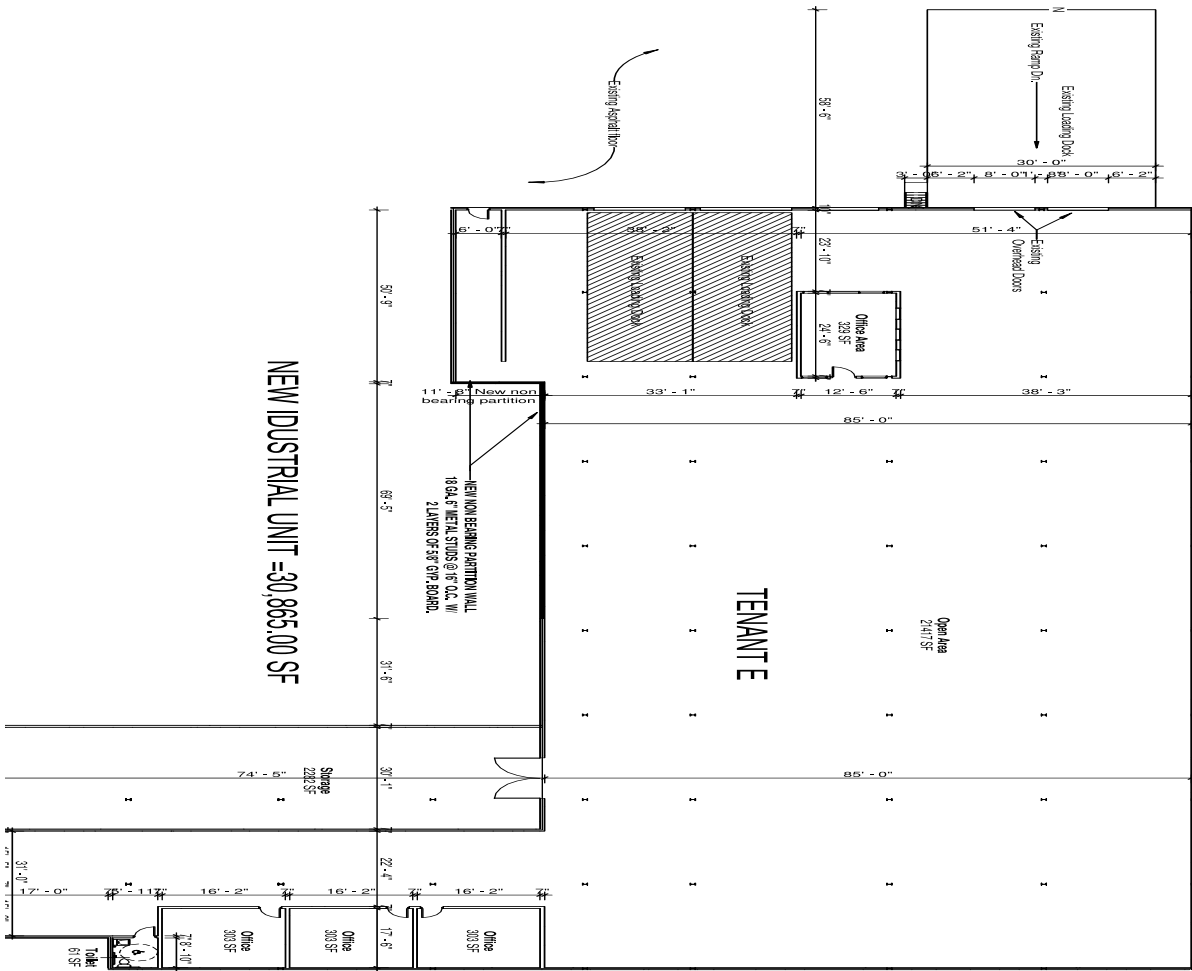
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# FLOOR PLAN



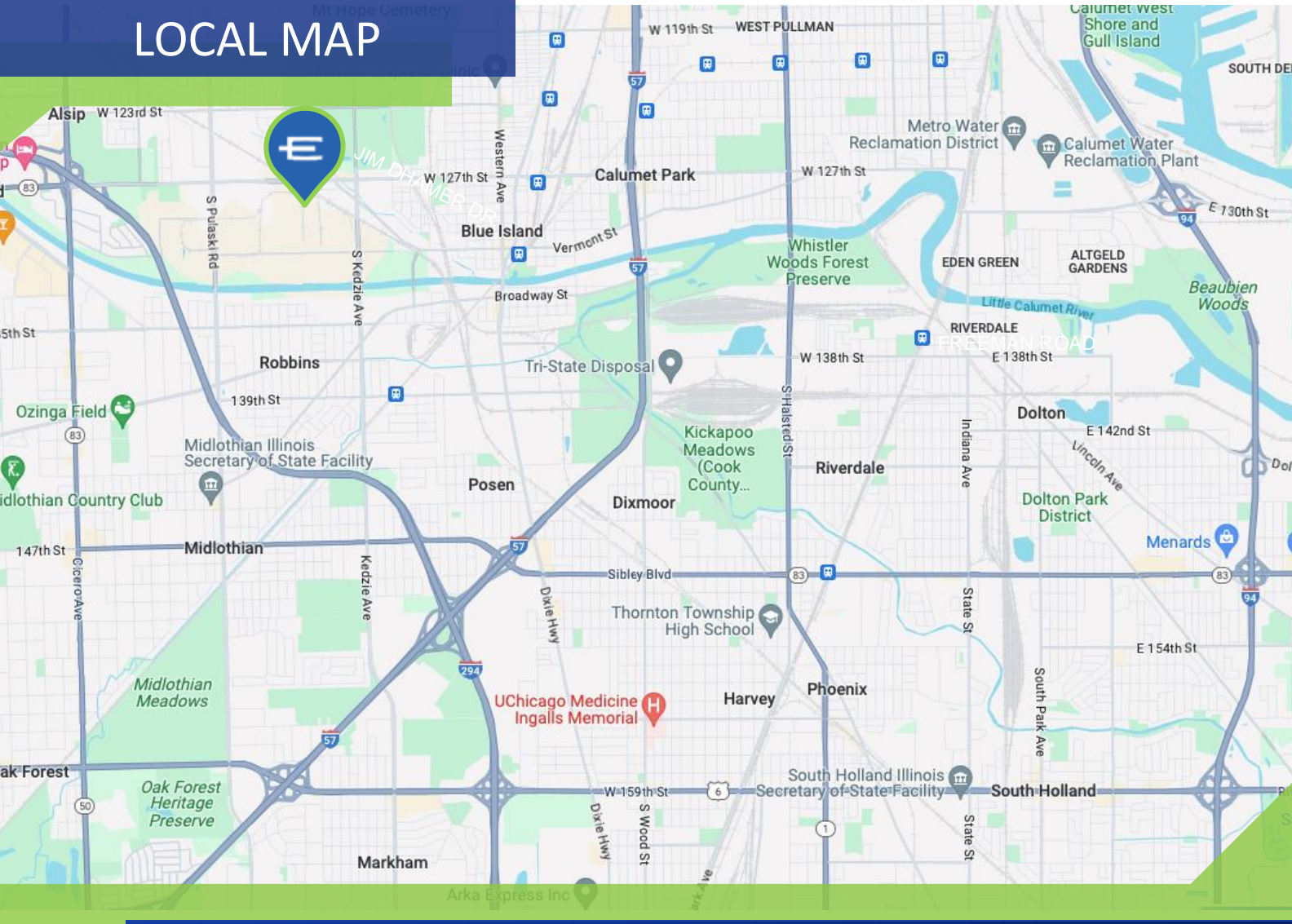
# FLOOR PLAN



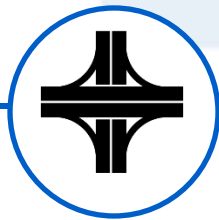
NEW INDUSTRIAL UNIT = 30,865.00 SF

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# LOCAL MAP



SCAN FOR MAP VIEW



**Easy Access to I-57 & I-294 via 127<sup>th</sup> Street**



**Immediate Occupancy**

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