

**FOR  
SALE & LEASE**

**TINLEY  
CROSSINGS**

± 7,000 SQ. FT.

–

± 51,023 SQ. FT.

8151 W. 183<sup>RD</sup> ST. | TINLEY PARK, IL



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# HIGHLIGHTS



Masonry Construction



Easy Access to I-80 via 2 Full Interchanges at *Harlem Ave. and LaGrange Rd.*



Professionally Managed



Private Suite Entrances



Surrounded by Numerous Hotels, Restaurants, and other Amenities



Turn-Key Class A Buildouts



Low Will County Taxes

# SPECIFICATIONS

## BUILDING DETAILS

Total Building Area:	± 51,023 Sq. Ft.
Available For Lease:	± 7,000 – ± 51,023 Sq. Ft.
Year Built:	2001
Parking Ratio:	5.88 per 1,000 Sq. Ft.
Zoning:	M1
Property Taxes: (2022 paid 2023)	\$117,657.10   \$2.30 PSF

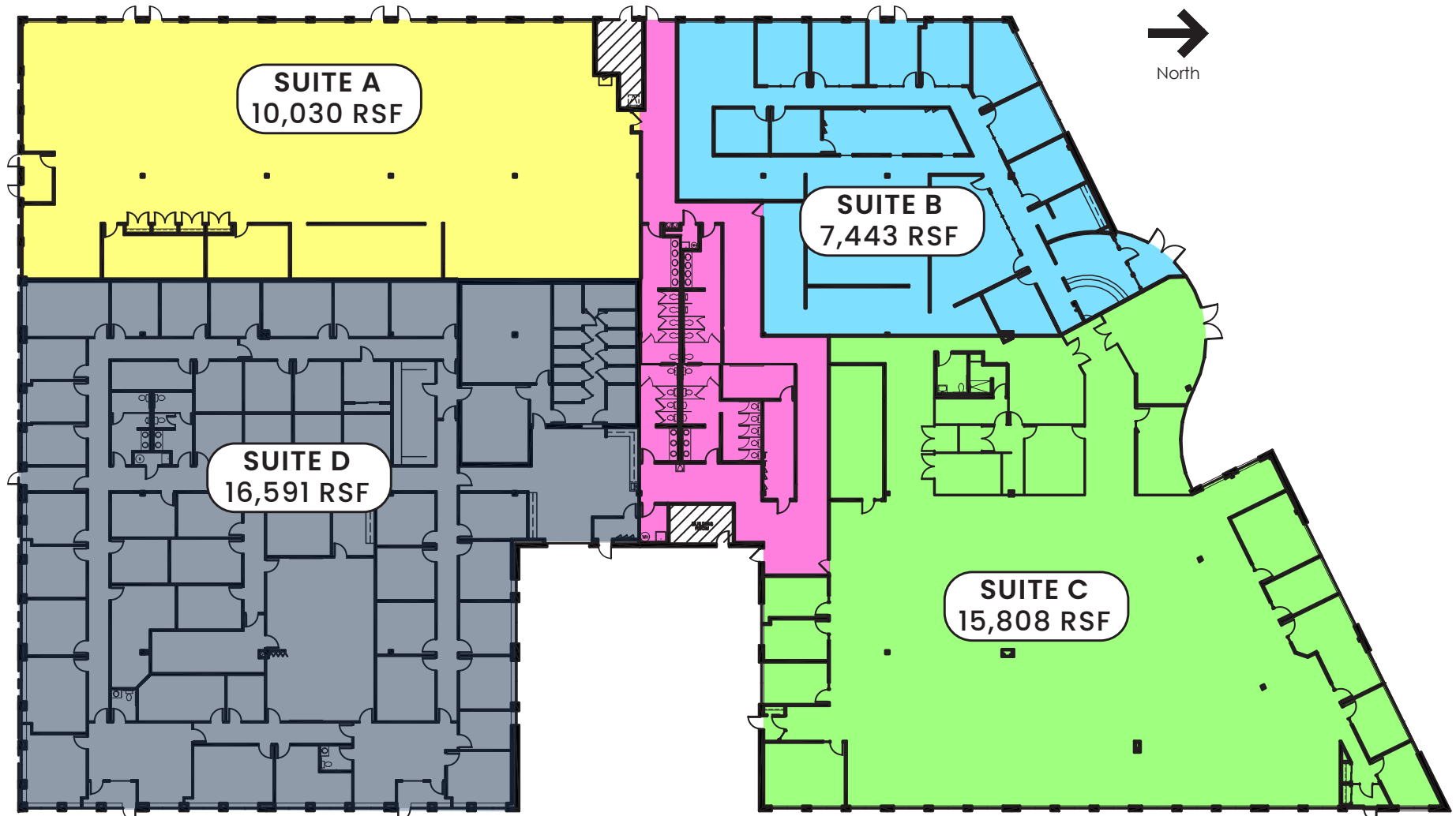
## PRICING

Sale Price:	Subject to Offer
Lease Rate:	\$13.50 PSF Net



# CONCEPTUAL PLAN

## OPTION 1



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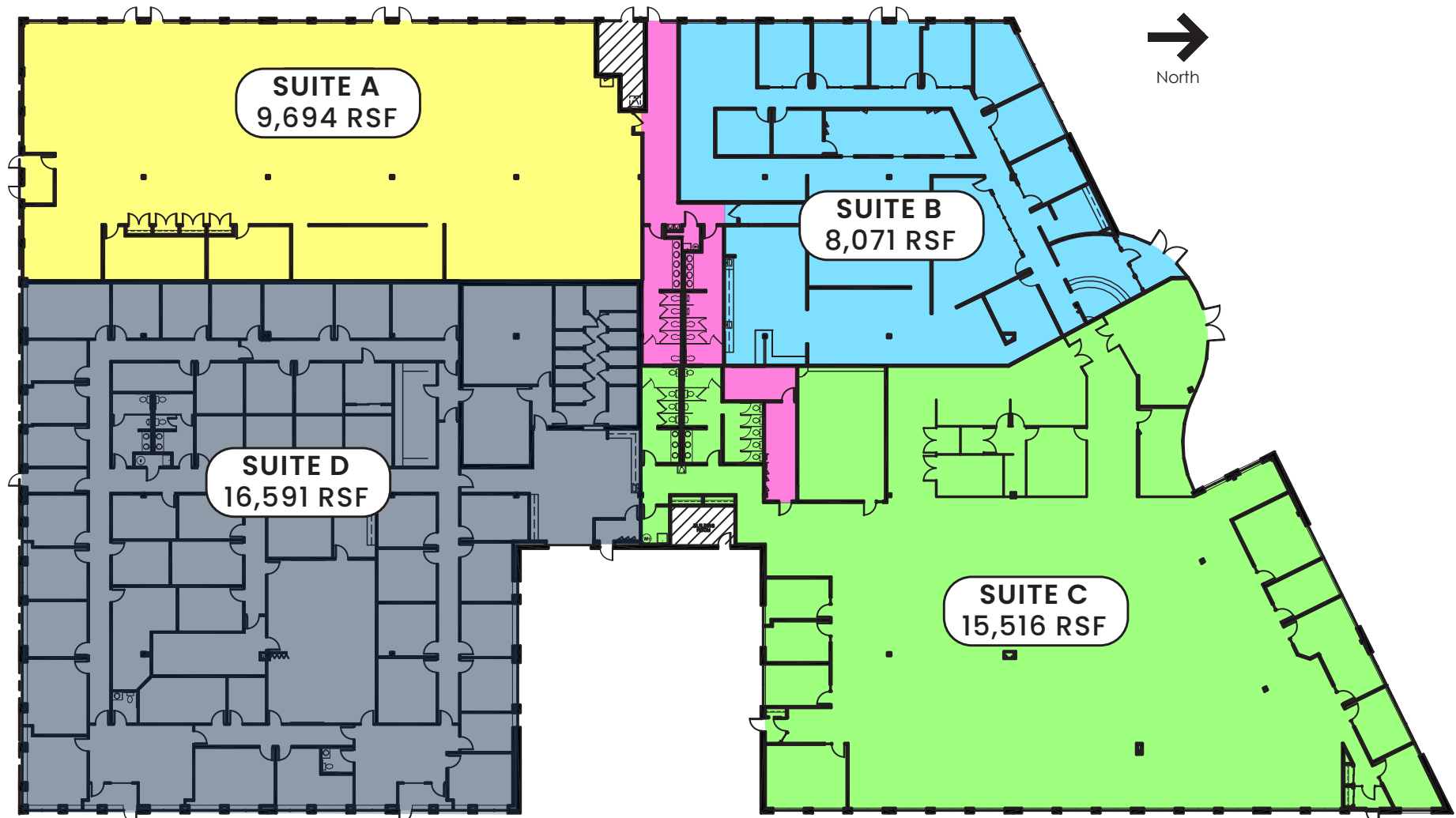
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# CONCEPTUAL PLAN

## OPTION 2



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# LOCATION OVERVIEW

