

# AVAILABLE FOR SUBLEASE

8020 W. 47TH STREET  
LYONS, IL



## LEASE INCENTIVE

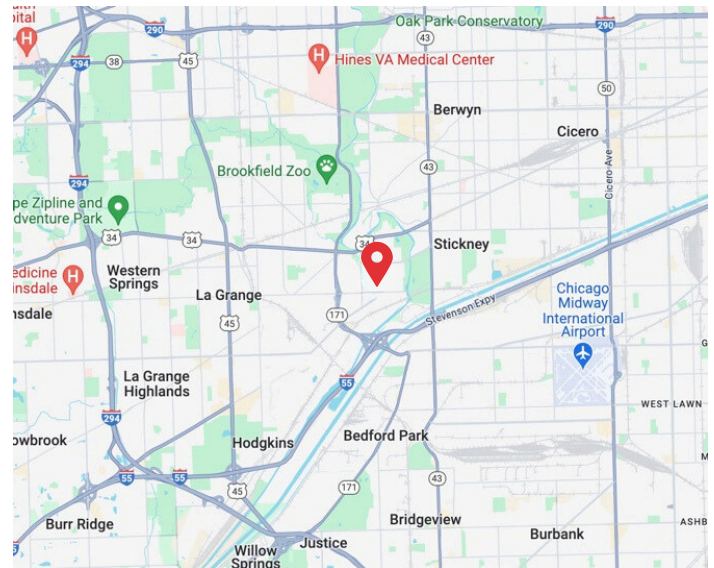
\$7.50 MG FOR FIRST 6 MONTHS

\*FIVE-YEAR MINIMUM TERM REQUIRED FOR INCENTIVE



## PROPERTY SPECIFICATIONS

Total Building SF:	+/- 21,080 SF
Available SF:	11,035 SF-21,080 SF
Office Size:	10,045 SF
Ceiling Height:	17' Clear
Loading:	3 Drive-In-Doors
Parking:	+/- 40 Car
Available:	Immediately
Asking Lease Rate:	\$11.00 PSF Modified Gross  <b>NEW LEASE INCENTIVE</b> \$7.50 PSF MG for first 6 months *Based off 5-year minimum term for a full building lease.



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### Murray Karbin

Designated Managing Broker

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### Sara Karbin Leonard

Senior Vice President

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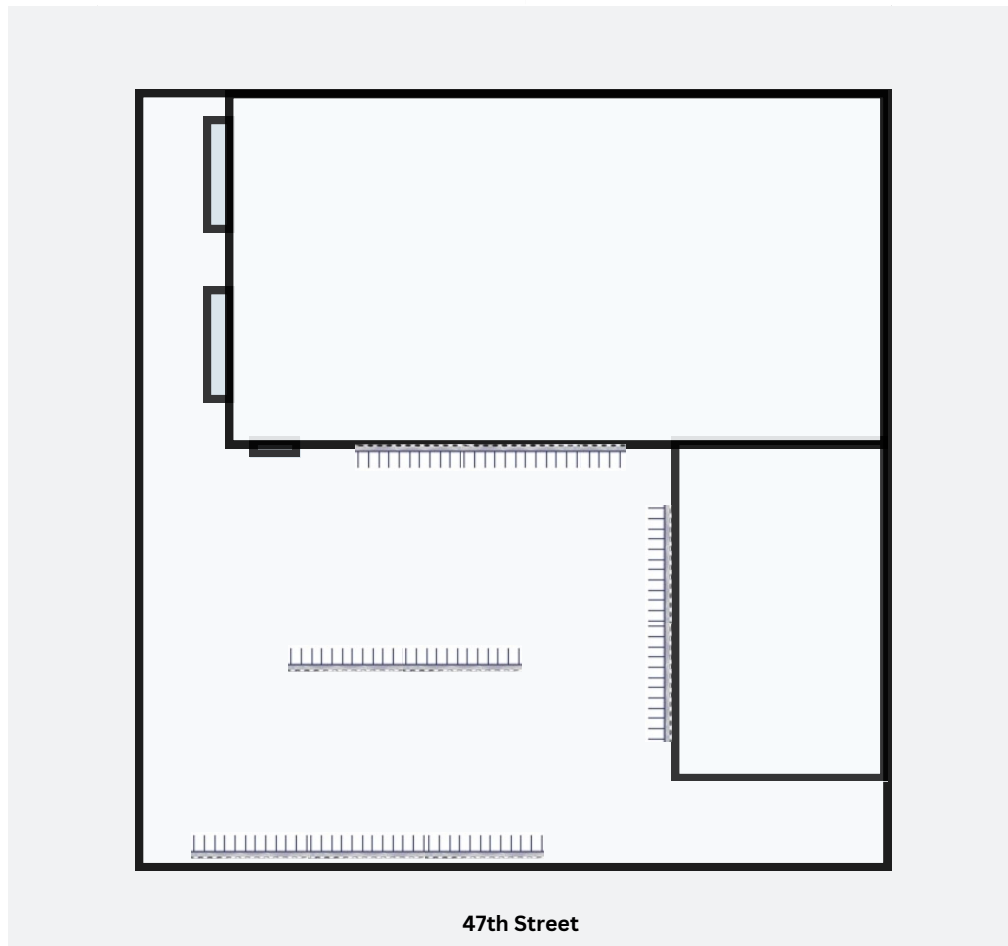
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## BUILDING HIGHLIGHTS

- Available Immediately
- Heavy Parking
- Minutes from I-55, I-290 & I-294
- 5 Ton Traveling Bridge Crane
- Barrel Truss Roof
- Sprinklered



### FOR MORE INFORMATION, PLEASE CONTACT:



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