

9801

SOUTH INDUSTRIAL DRIVE
BRIDGEVIEW, ILLINOIS

NEWLY REDUCED PRICE



FOR SALE

Flex Property | 13,672 SF | 2.02 Acres

FOR MORE INFORMATION, CONTACT:

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WAKEFIELD**



PROPERTY FEATURES

9801 South Industrial Drive in Bridgeview, Illinois is a free-standing, single-tenant brick building on 2.02 acres. A flex property, the building totals approximately 13,672 square feet, including office/storage space that can be converted into warehouse, with drive-in door loading, secure outdoor storage yard and heavy parking. The property is well located with immediate access to I-294 with tollway exposure with additional land for truck parking or outside storage.



ADDRESS	9801 South Industrial Drive, Bridgeview, IL
SITE SIZE	2.02 Acres
BUILDING SIZE	±13,672 SF
OFFICE SIZE	±10,000 SF (Can be reduced)
LOADING	1 Drive-in door
CEILING HEIGHT	15'4"
HVAC	Fully temperature controlled throughout
YEAR BUILT	1972; Remodels/additions 1975, 1998 & 2007
PARKING	45 Spaces (expandable) + truck parking
ZONING	Industrial; outside storage & truck parking
SPRINKLERED	Yes
SALE PRICE	Newly reduced! \$2,400,000 \$2,600,000
REAL ESTATE TAXES	\$57,309 (~\$4.19/SF) (2023) Parcel 23-12-200-023-0000
HIGHLIGHTS	<ul style="list-style-type: none">• True flex property with the ability to convert ±4,250 SF of office/storage space to warehouse• Heavy, expandable parking• Large outdoor storage space• Immediate access to I-294 with full frontage/visibility






SITE PLAN

SECURE SITE
GATED, FENCED

EXPANDABLE
STRIPED PARKING SPACES

 UNOBSTRUCTED TOLLWAY
FRONTAGE
151,000 VPD (Source: IDOT)

FLEX BUILDING
±13,672 SF TOTAL

S INDUSTRIAL DR

INGRESS
EGRESS

1
DRIVE-IN DOOR

INGRESS
EGRESS

STORAGE YARD
PAVED, SCREENED

2 ENTRIES
INGRESS/EGRESS





I-294 OFF & ON ACCESS
SOUTHBOUND: 0.6 MILES
NORTHBOUND 1.0 MILES

UNOBSTRUCTED TOLLWAY FRONTAGE
151,000 VPD (Source: IDOT)

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BRIDGEVIEW, IL**

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