



## 17735 Chappel Ave

17735 Chappel Ave, Lansing, IL 60438



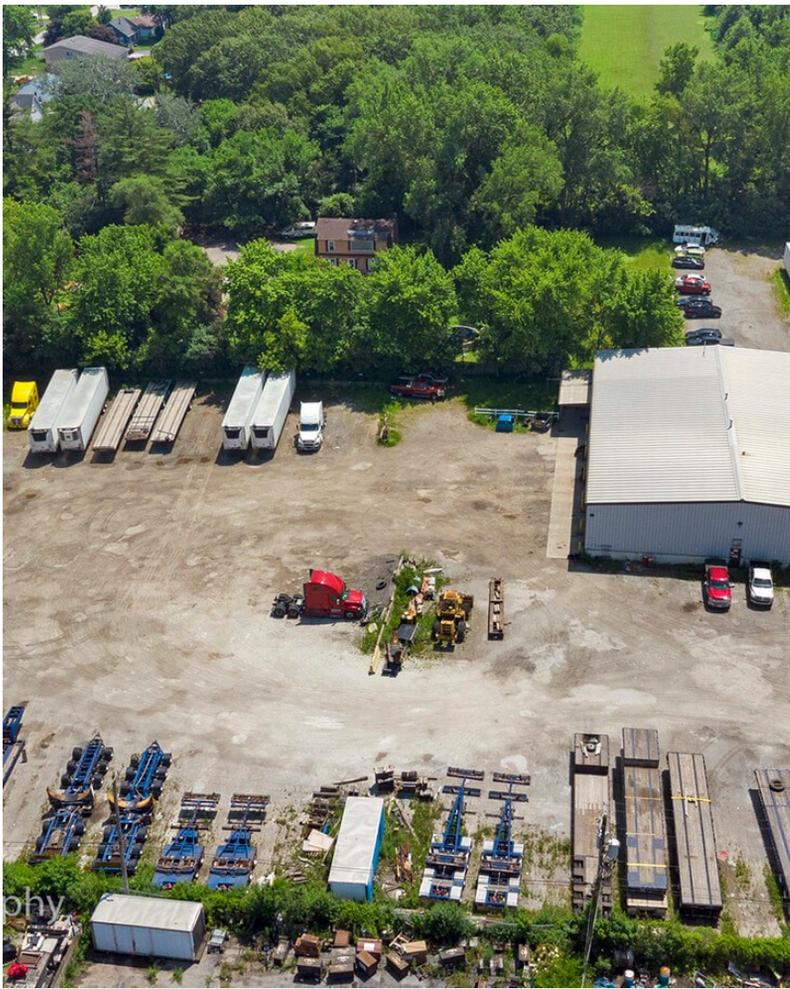
**Zahara Bazigos**

Keller Williams Infinity

608 S Washington St, Suite 100, Naperville, IL 60540

[zaharabazigos@gmail.com](mailto:zaharabazigos@gmail.com)

(630) 536-9311

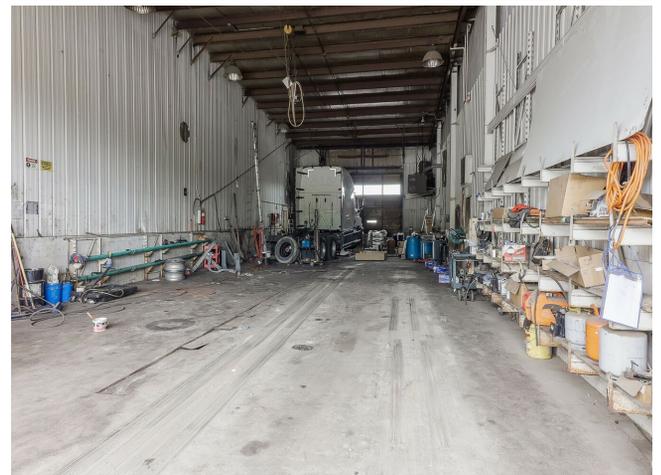


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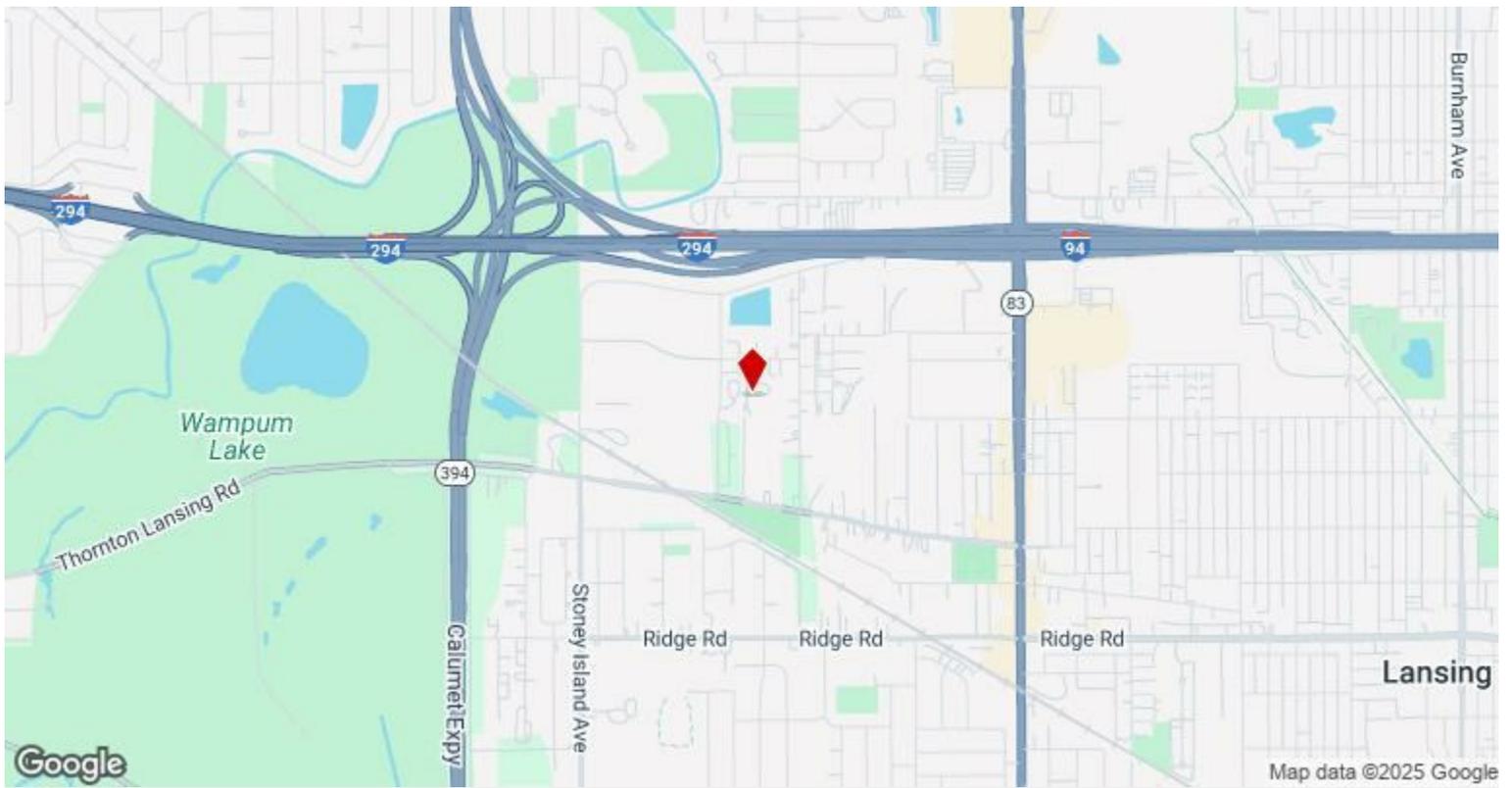
\$5,000,000

TRUCKING TERMINAL FOR SALE ON 4.88 ACRE SITE, 130 TRAILER STALLS, 12K BUILDING WITH 9K WAREHOUSE PLUS 3K OFFICE SPACE ~ 3K MEZZANINE SPACE. CLEAR HEIGHT 18", 400 AMP PANEL~ PHASE 3, 5 SERVICE BAYS AND 8 DID's. SECURED WITH GATE, DRIVE THROUGH DOORS, SHOP FITS ABOUT 10 TRUCKS AT ONCE, 2 BATHROOMS WITH A SHOWER, BREAK ROOM, 7 OFFICES, WORKSPACE 60 X 30, VERY CLOSE TO 294...

- VERY CLOSE TO 294
- 130 TRAILER STALLS
- 5 SERVICE BAYS AND 8 DID'

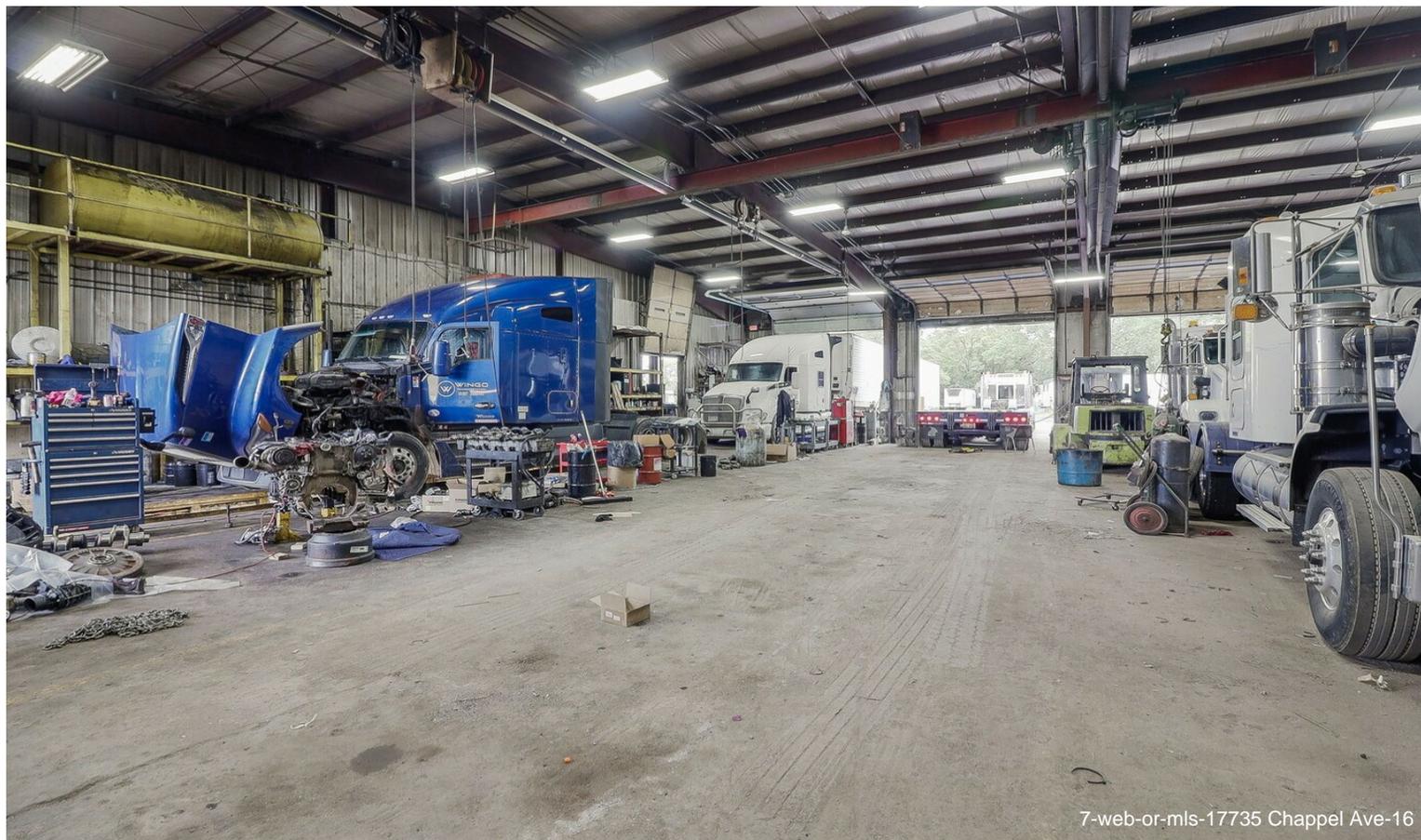
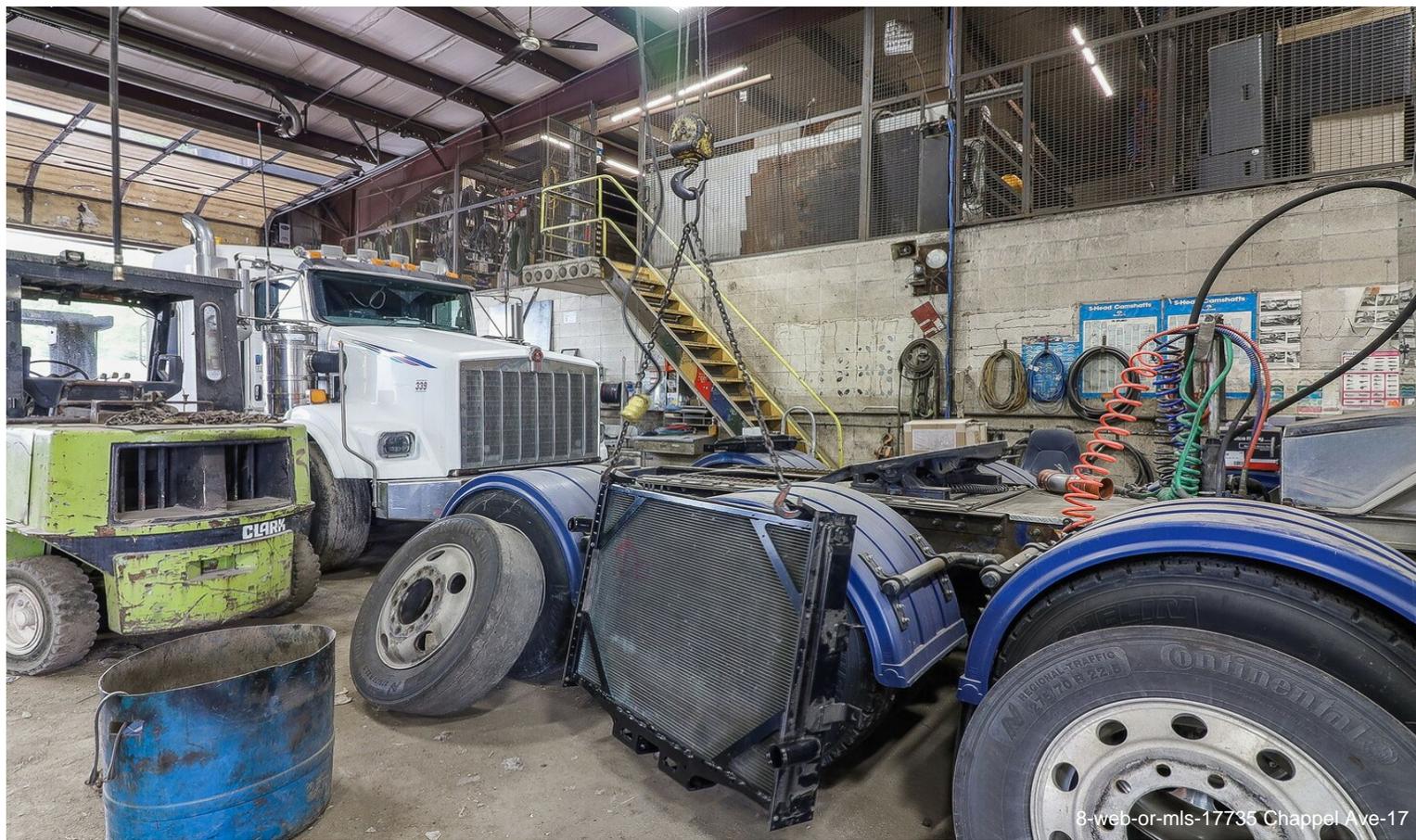


Price:	\$5,000,000
Property Type:	Industrial
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	4.88 AC
Gross Building Area:	15,000 SF
Rentable Building Area:	15,000 SF
No. Stories:	1
Year Built:	1991
Tenancy:	Multi
Clear Ceiling Height:	18 FT
No. Dock-High Doors/Loading:	4
No. Drive In / Grade-Level Doors:	5
Zoning Description:	M1
APN / Parcel ID:	29-25-301-062-0000



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# Property Photos



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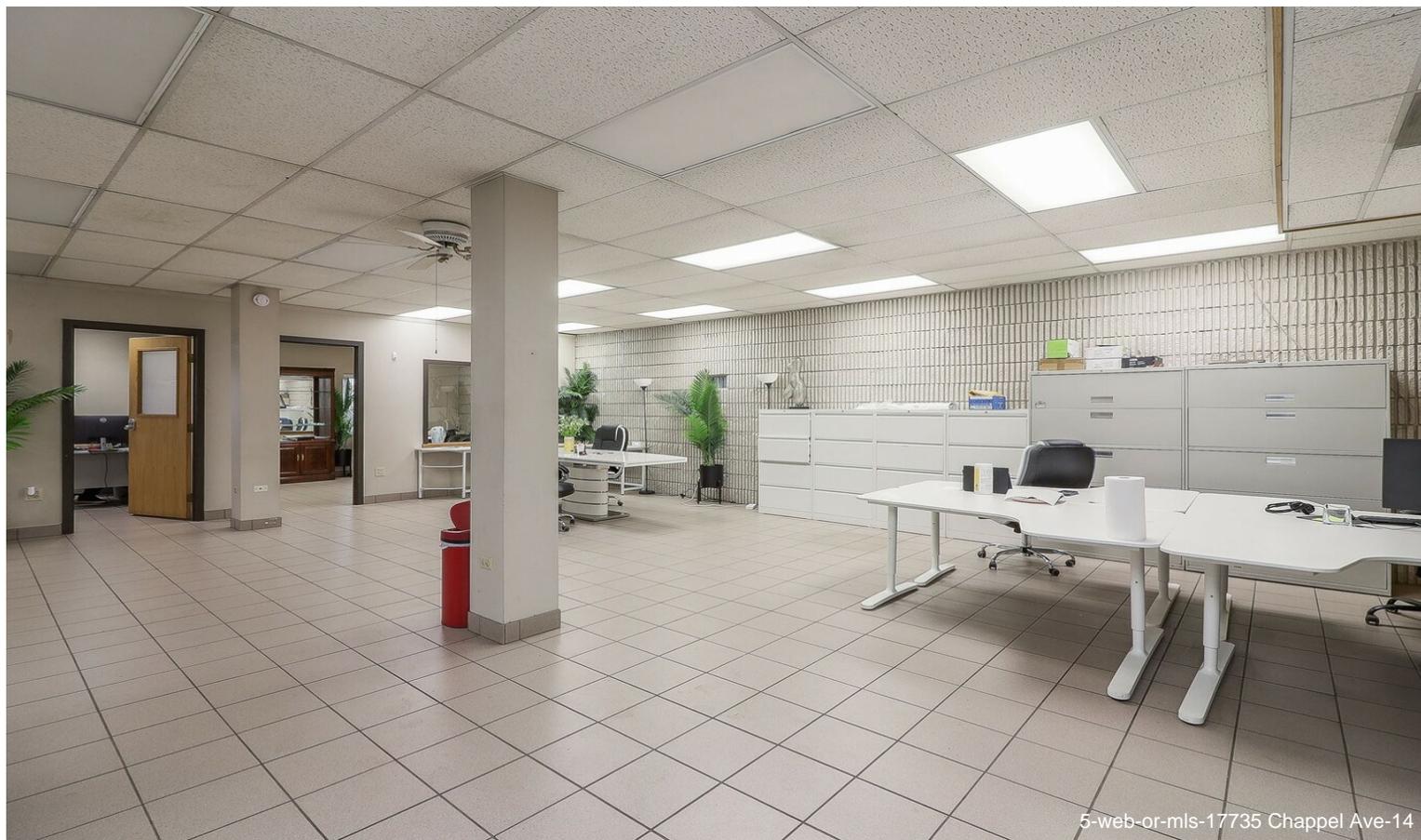


11-web-or-mls-17735 Chappel Ave-3

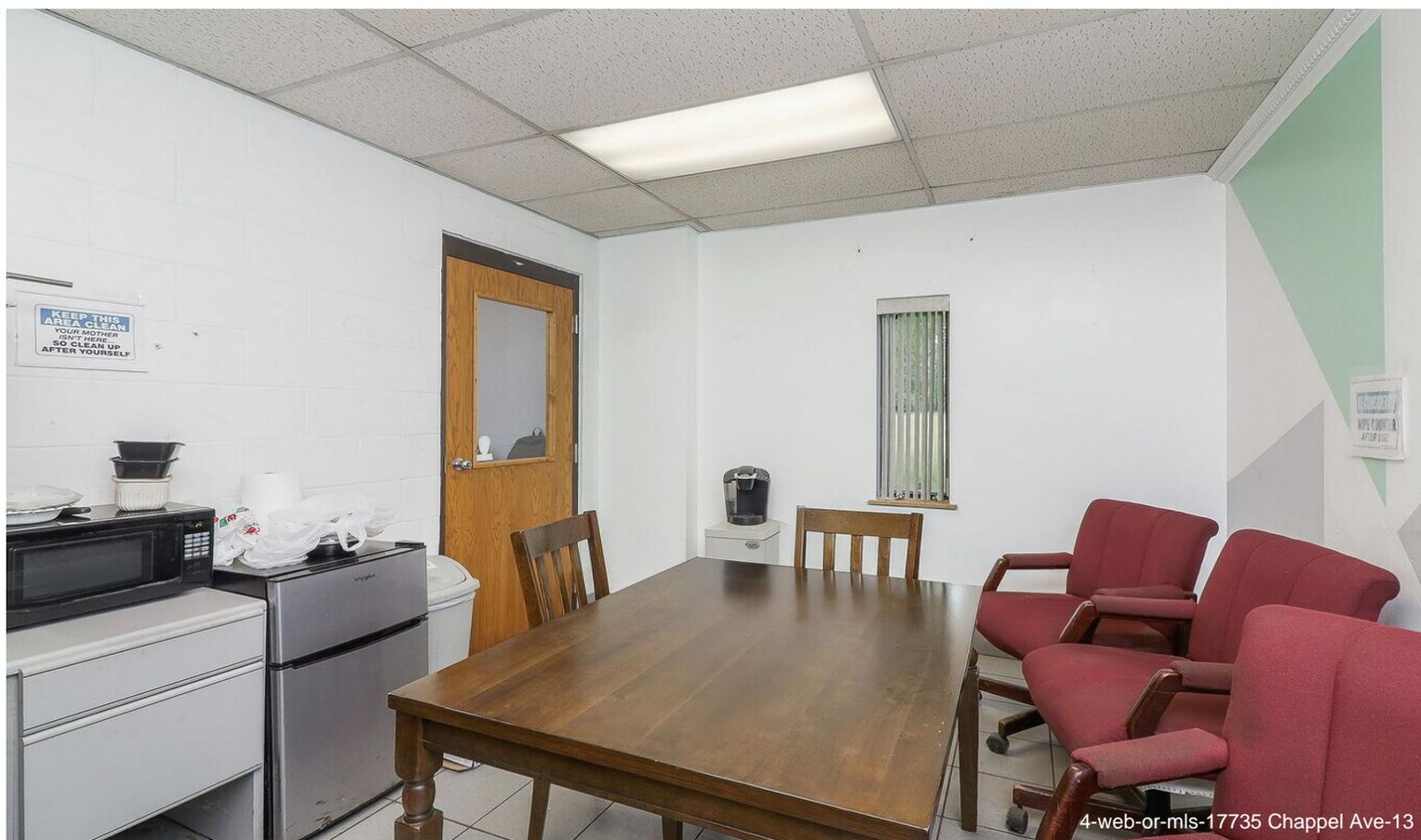


9-web-or-mls-17735 Chappel Ave-1

# Property Photos



5-web-or-mls-17735 Chappel Ave-14



4-web-or-mls-17735 Chappel Ave-13

# Property Photos



3-web-or-mls-17735 Chappel Ave-12



Moving Forward Photography

DJI\_0647

# Property Photos



# Property Photos



14-web-or-mls-17735 Chappel Ave-7



13-web-or-mls-17735 Chappel Ave-6

# Property Photos



# Property Photos



16-web-or-mls-17735 Chappel Ave-9



17-web-or-mls-17735 Chappel Ave-10

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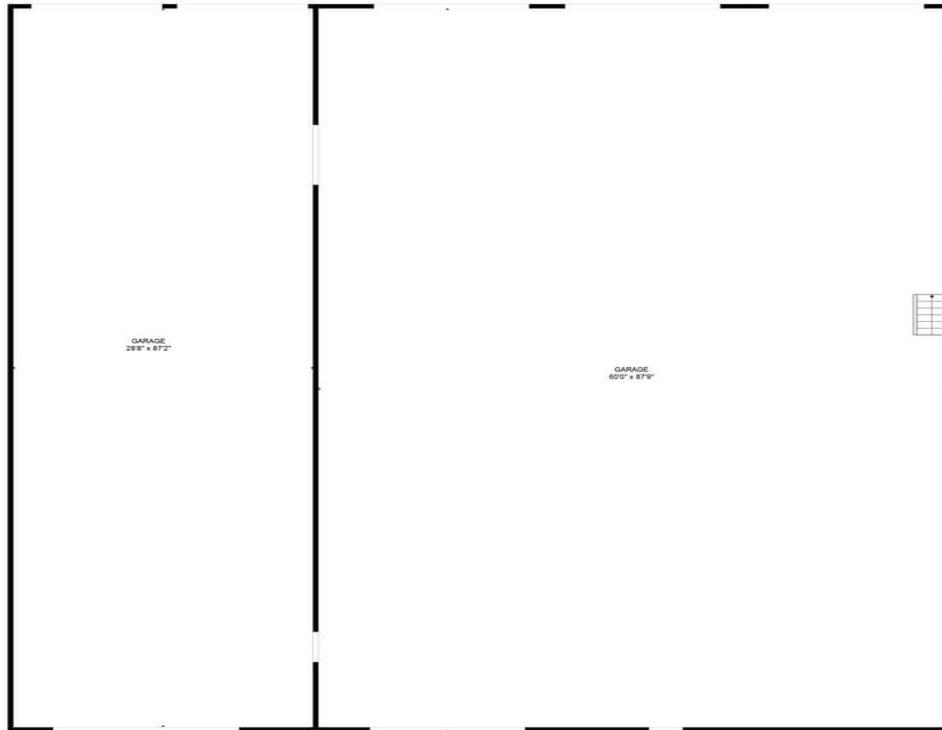
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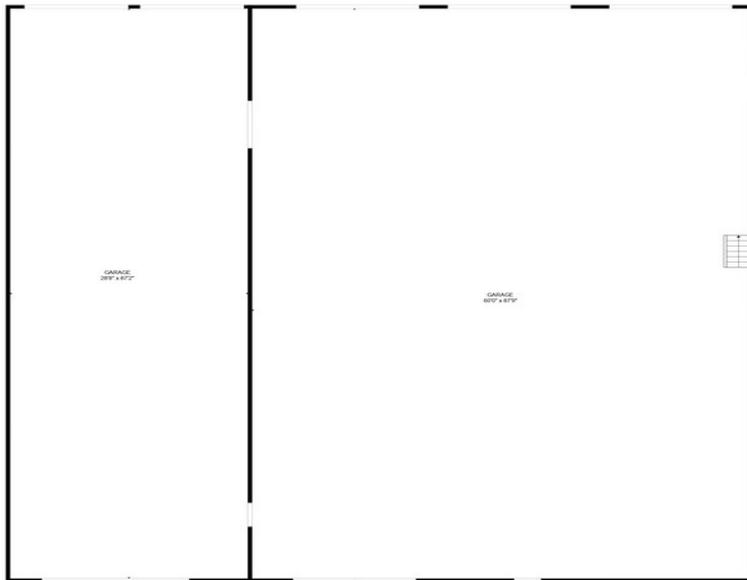


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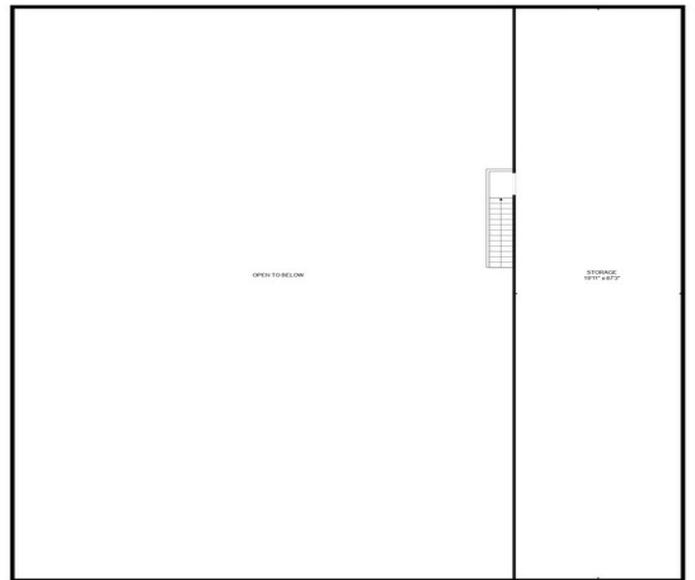


**TOTAL: 0 sq. ft**  
FLOOR 1: 0 sq. ft, FLOOR 2: 0 sq. ft  
EXCLUDED AREAS: GARAGE: 7741 sq. ft, STORAGE: 1766 sq. ft, OPEN TO BELOW: 5235 sq. ft  
WALLS: 382 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



FLOOR 1

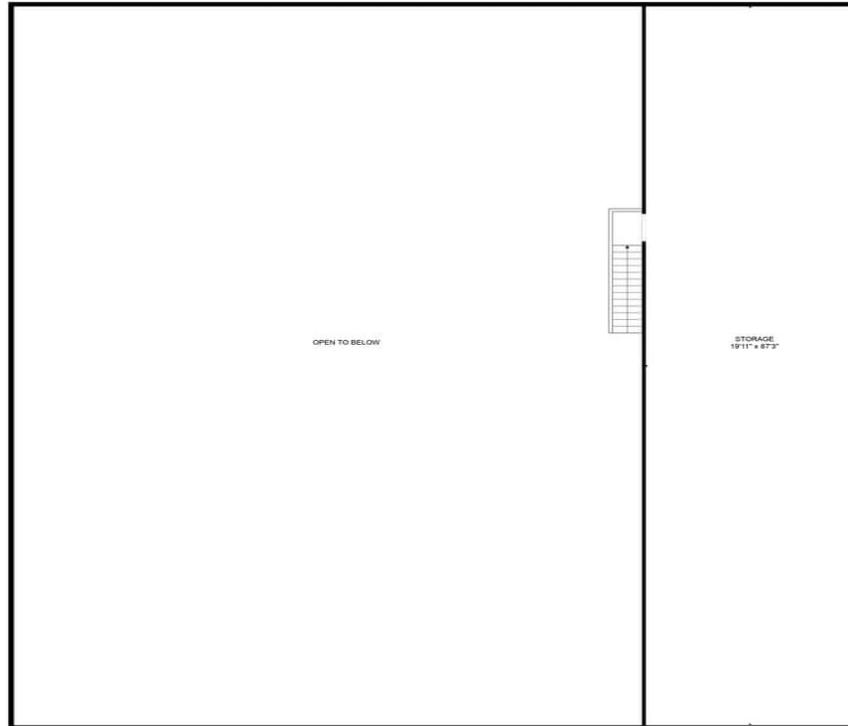


FLOOR 2

**TOTAL: 0 sq. ft**  
FLOOR 1: 0 sq. ft, FLOOR 2: 0 sq. ft  
EXCLUDED AREAS: GARAGE: 7741 sq. ft, STORAGE: 1766 sq. ft, OPEN TO BELOW: 5235 sq. ft  
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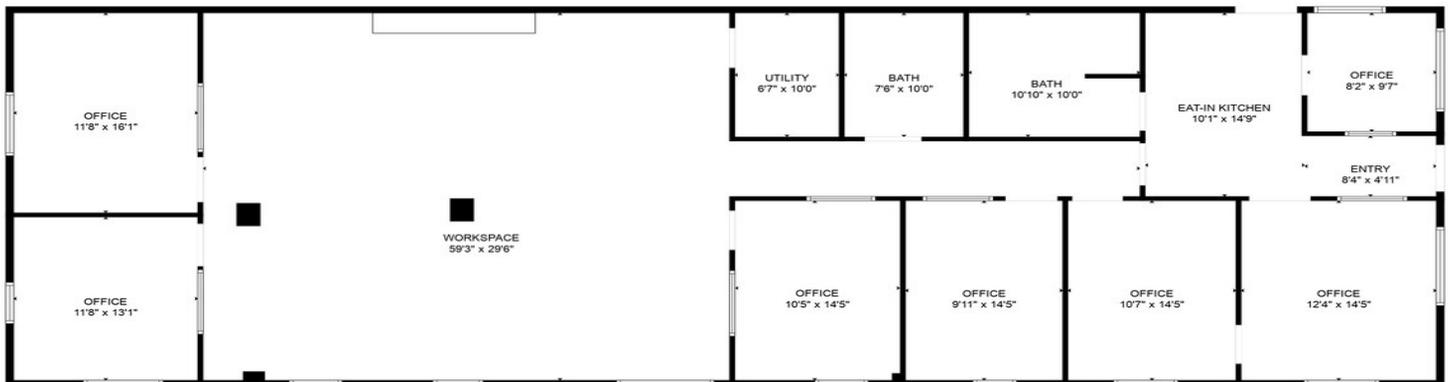
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Building Photo



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