

# 6,000 SF Industrial Building

## IMMEDIATE OCCUPANCY

<b>BUILDING ADDRESS:</b>	<b>3306 Holeman Ave. South Chicago Heights, IL.</b>
<b>SIZE:</b>	<b>6,000 sf; office + warehouse 60' X 100'</b>
<b>ZONING:</b>	<b>Industrial</b>
<b>LOT SIZE:</b>	<b>90' x 158'</b>
<b>ELECTRIC SERVICE:</b>	<b>800Amp 277/480V 3phase 4wire</b>
<b>DRIVE-IN DOORS</b>	<b>Two – 12' x 12' w/drive-thru bay</b>
<b>CEILING HEIGHT:</b>	<b>15'</b>
<b>REFRIGERATION:</b>	<b>Walk-In coolers</b>
<b>HEAT:</b>	<b>Gas forced air unit heaters</b>
<b>CONSTRUCTION:</b>	<b>Face brick, concrete block &amp; steel</b>
<b>ROOF:</b>	<b>2012 recovered</b>
<b>PARKING:</b>	<b>Available front and rear building</b>
<b>REAL ESTATE TAXES:</b>	<b>\$8,215.78 / \$1.37 PSF PIN 32-33-102-060 &amp; 061</b>

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