

# For Lease

AVAILABLE:  
**Up to 4,314 SF**

**7601 191<sup>st</sup> Street  
Tinley Park, IL**

AVAILABLE: **UP TO 4,314 SF**

PARKING: **4.18 PER 1,000 SF**

YEAR BUILT: **1980, RENOVATED 2024**

SPRINKLERED: **YES**

ZONING: **C-3**

## FIRST FLOOR:

SIZE: **1,914 SF**

PARKING: **4.18 PER 1,000 SF**

PRIVATE ENTRANCE ON THE WEST SIDE OF THE BUILDING

LEASE RATE 1<sup>ST</sup> FLOOR: **\$2,000/MONTH MG**

## SECOND FLOOR:

SIZE: **2,400 SF**

LEASE RATE 2<sup>ND</sup> FLOOR: **\$3,500/MONTH MG**

- ✓ **Next to Brookside Creek Retail Center Development**
- ✓ **Will County Location**
- ✓ **Immediate Access to I-80**
- ✓ **Near Credit Union 1 Amphitheatre**

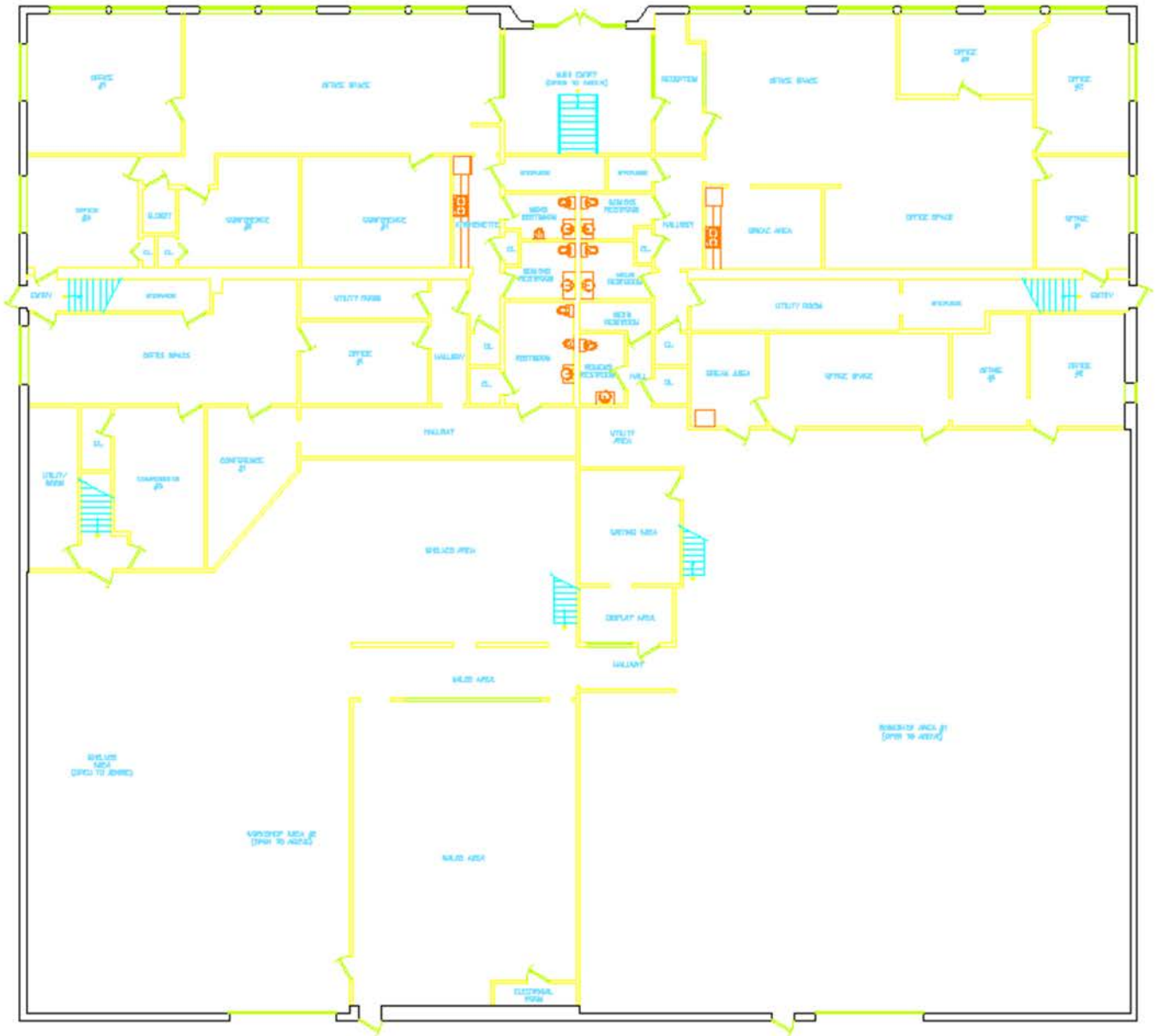
## Presented By:

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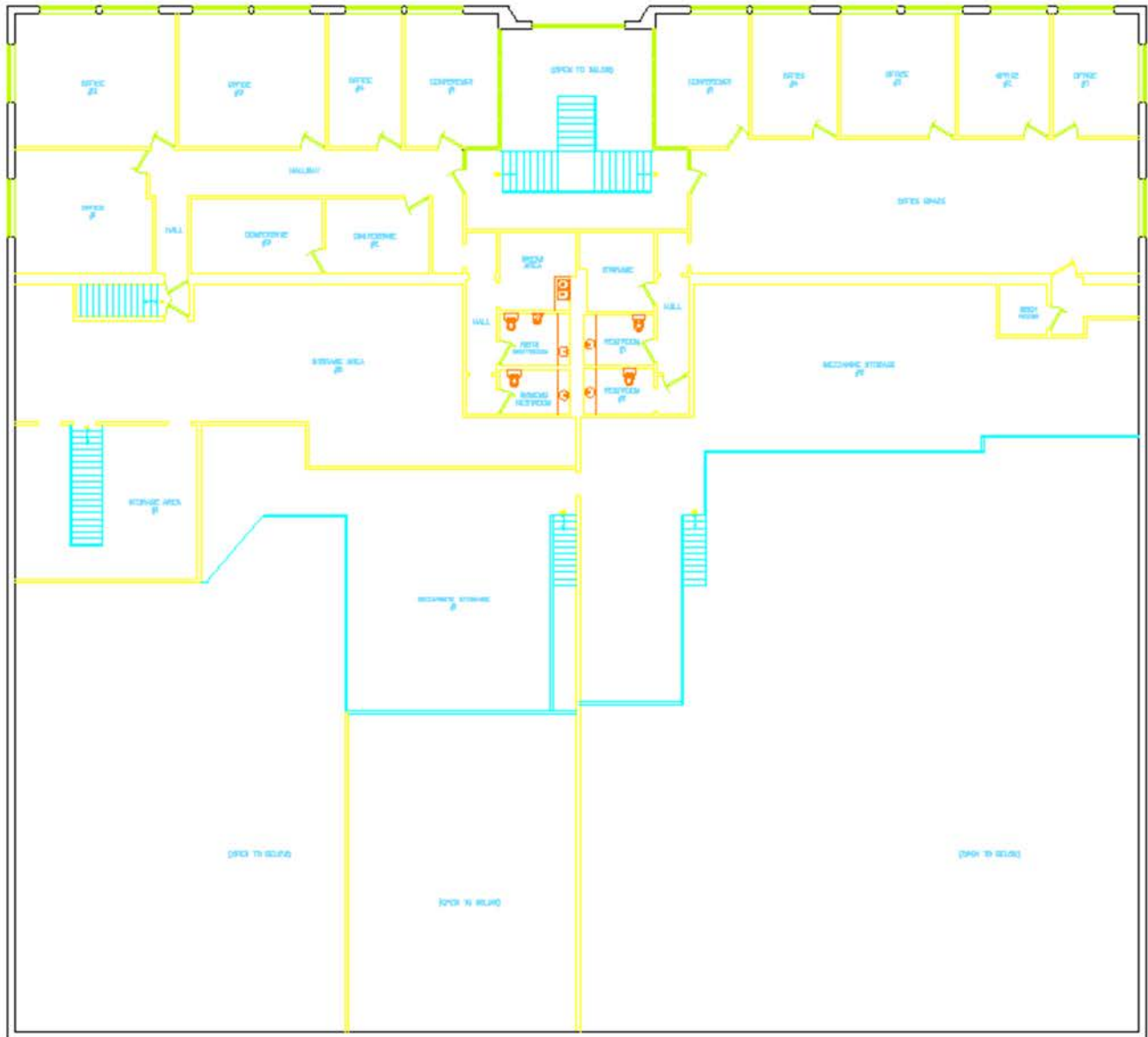
# Floor Plan

## 1st Floor



# Floor Plan

## 2nd Floor

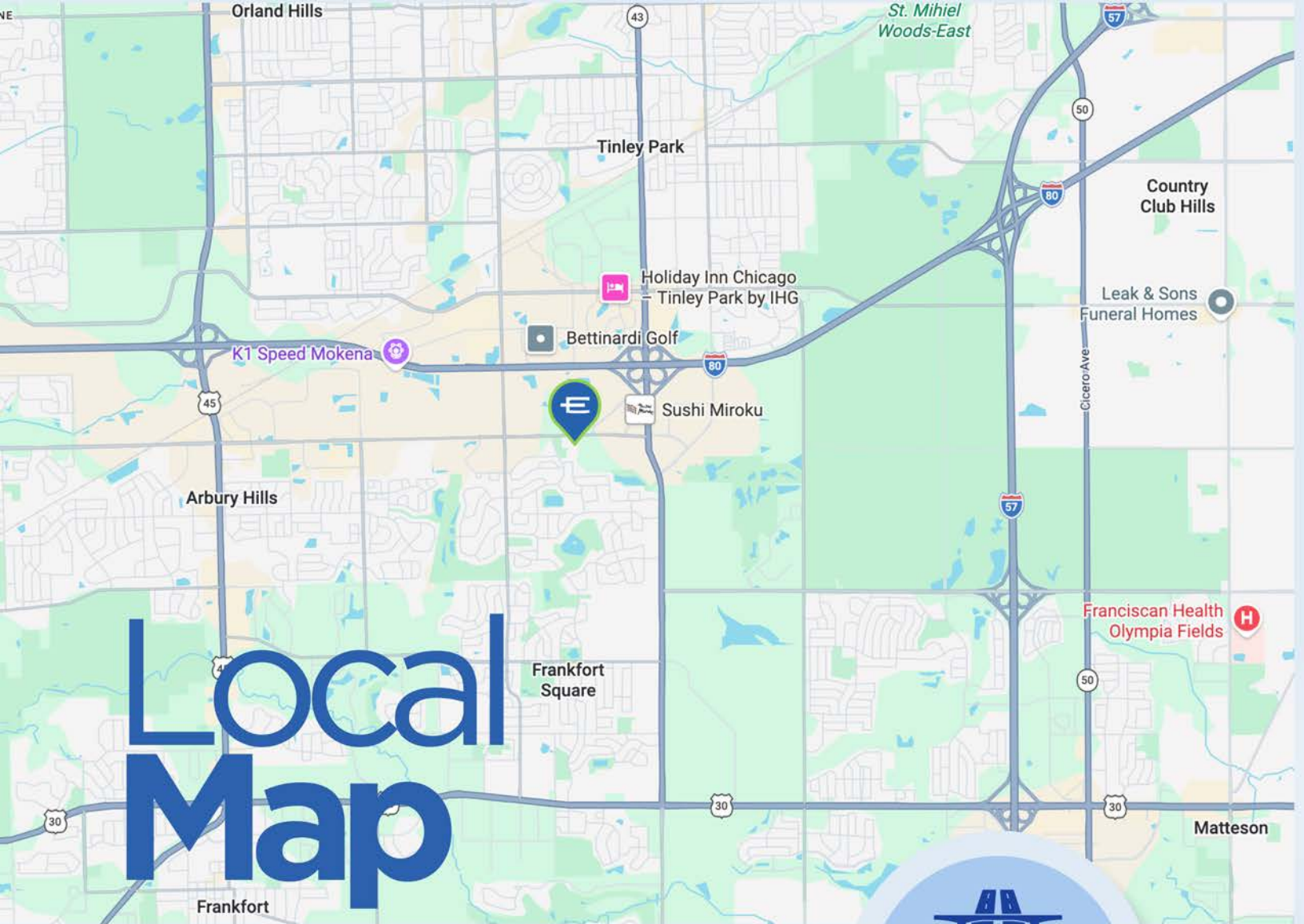


# 1st Floor Photos



# 2nd Floor Photos





# Local Map

**7601 191<sup>st</sup> Street**  
Tinley Park, IL



**Across from  
Interstate Sports  
Dome  
Development**




**Immediate  
Access to  
I-80 via  
Harlem  
Ave.**



**Near Credit  
Union 1  
Ampitheatre**



# Location



## Will County

Located southwest of Chicago, Will County is a key hub for transportation, logistics, and industrial growth within the Chicagoland region. With access to major interstates, rail networks, and intermodal facilities, along with a growing workforce and modern infrastructure, the area offers strong opportunities for business expansion and long-term success.



### Diverse Industry Mix

A strong economy includes logistics, manufacturing, distribution, healthcare, and professional services—driving stability and growth.



### Educated Workforce

A skilled workforce supported by local colleges and training programs provides employers with talent ready for evolving industries.



### Extensive Transportation

Access to major interstates, freight rail, and intermodal hubs ensures efficient regional and national connectivity.



### Varied Housing Options

From established suburbs to growing communities, the area offers housing options for a wide range of lifestyles and budgets.



### Excellent Quality of Life

Parks, trails, recreation, and strong schools contribute to a welcoming and livable environment.



### Reliable Utilities

Modern infrastructure and dependable providers deliver consistent utility services with capacity for continued growth.



### Medical and Healthcare Facilities

Hospitals, specialty clinics, and healthcare systems provide accessible, high-quality medical care.



### Business Friendly Communities

Local municipalities support development through streamlined processes, incentives, and a collaborative business climate.



**Exclusively  
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