

Industrial Facility For Sale or Lease

INDUSTRIAL PROPERTY FOR SALE OR LEASE 510 W 172ND ST, SOUTH HOLLAND, IL



OFFERING SUMMARY

Sale Price:	\$3,800,000
Lease Rate:	\$9.50 PSF
Available SF:	40,413 SF
Lot Size:	61,100 SF
Price / SF:	\$94.03
Year Built:	1974
Zoning:	LI

PROPERTY OVERVIEW

Total Building Size: 40,413 SF

Office Area: 5,700 SF featuring multiple private offices, training rooms, and an open bullpen for collaborative work

Warehouse Features:

18' Clear Ceiling Height

32' x 32' Column Spacing

Gas-Forced Heaters

Fully Sprinklered

Loading & Access:

(2) 16' x 16' Drive-In Overhead Doors

Interior Dock

This well-designed industrial facility offers the ideal balance of warehouse and office space, making it perfect for manufacturing, distribution, or service-related operations. The functional layout, ample power, and modern office accommodations allow businesses to move in and operate with efficiency.

Availability: For Sale or Lease – flexible options to meet your business needs.

Property Photos

INDUSTRIAL PROPERTY FOR SALE OR LEASE 510 W 172ND ST, SOUTH HOLLAND, IL

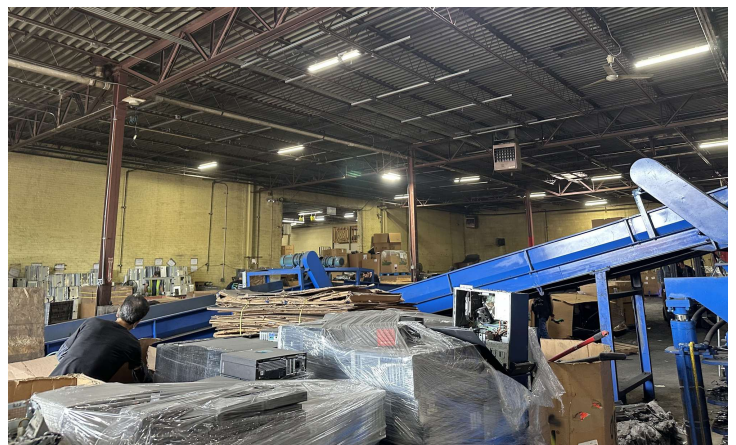
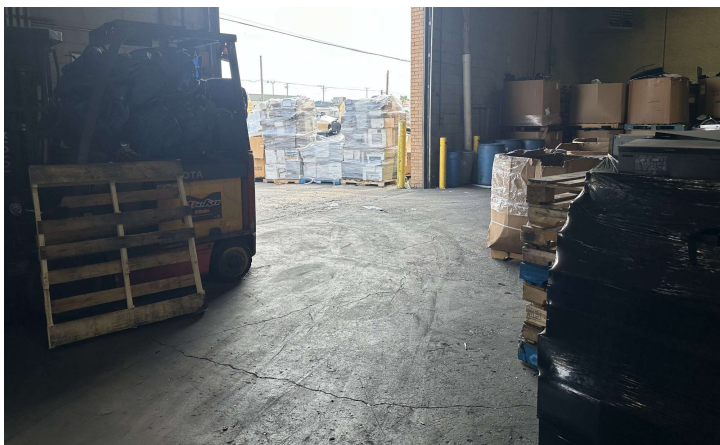
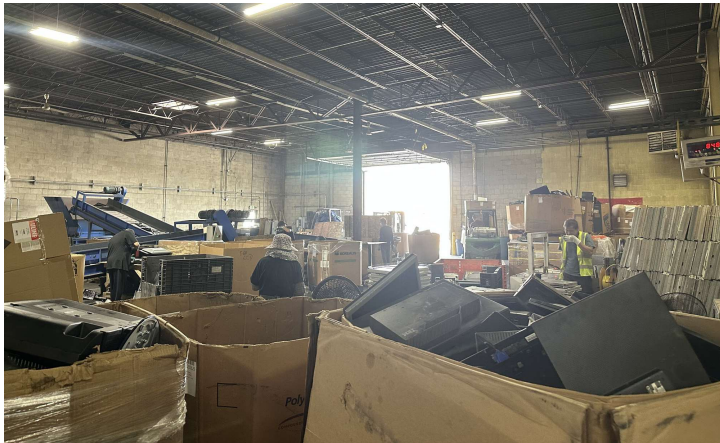
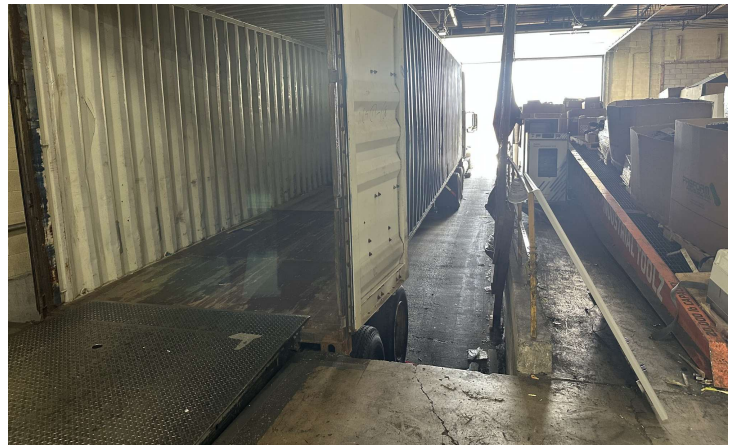


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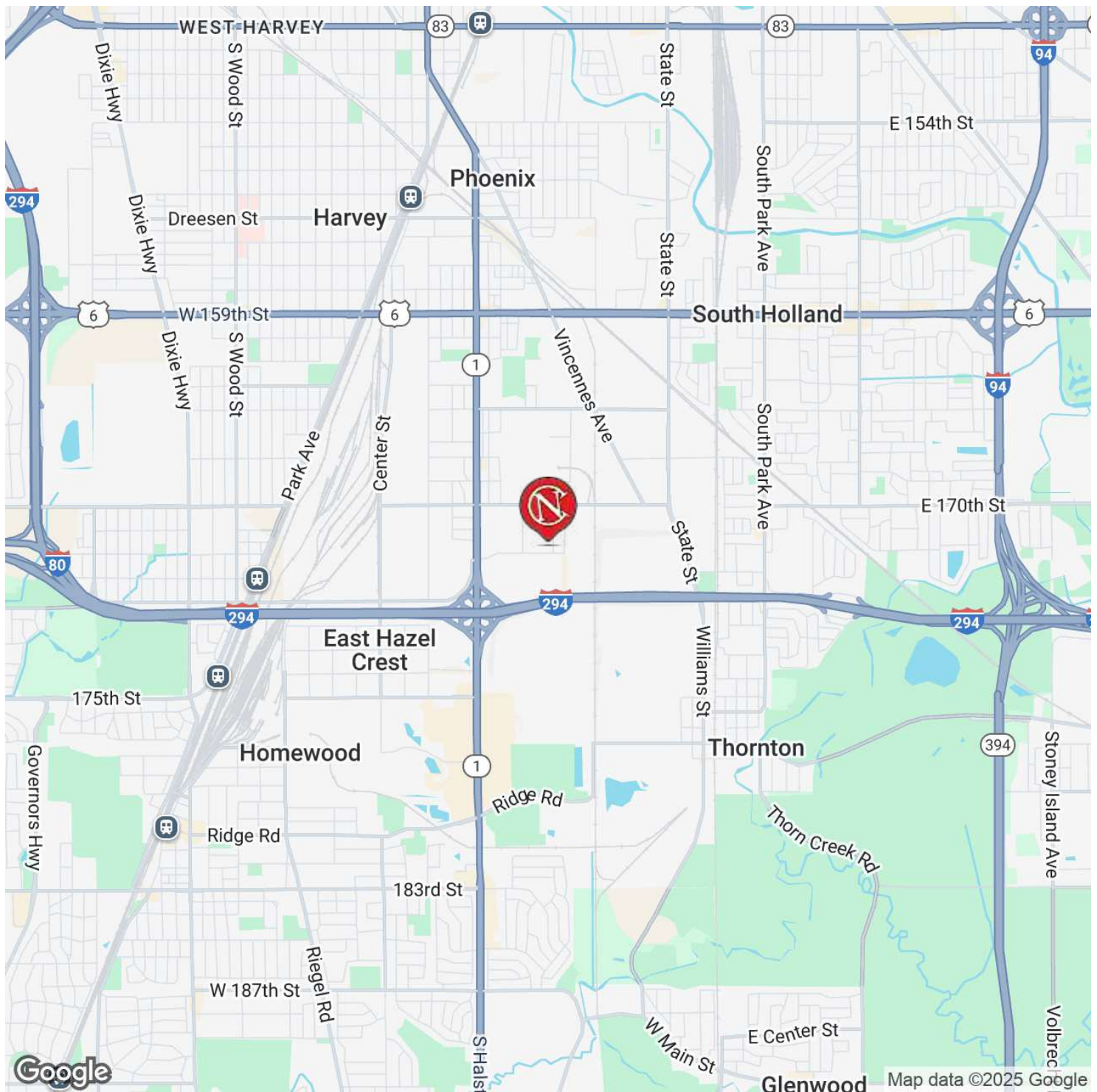


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Location Map

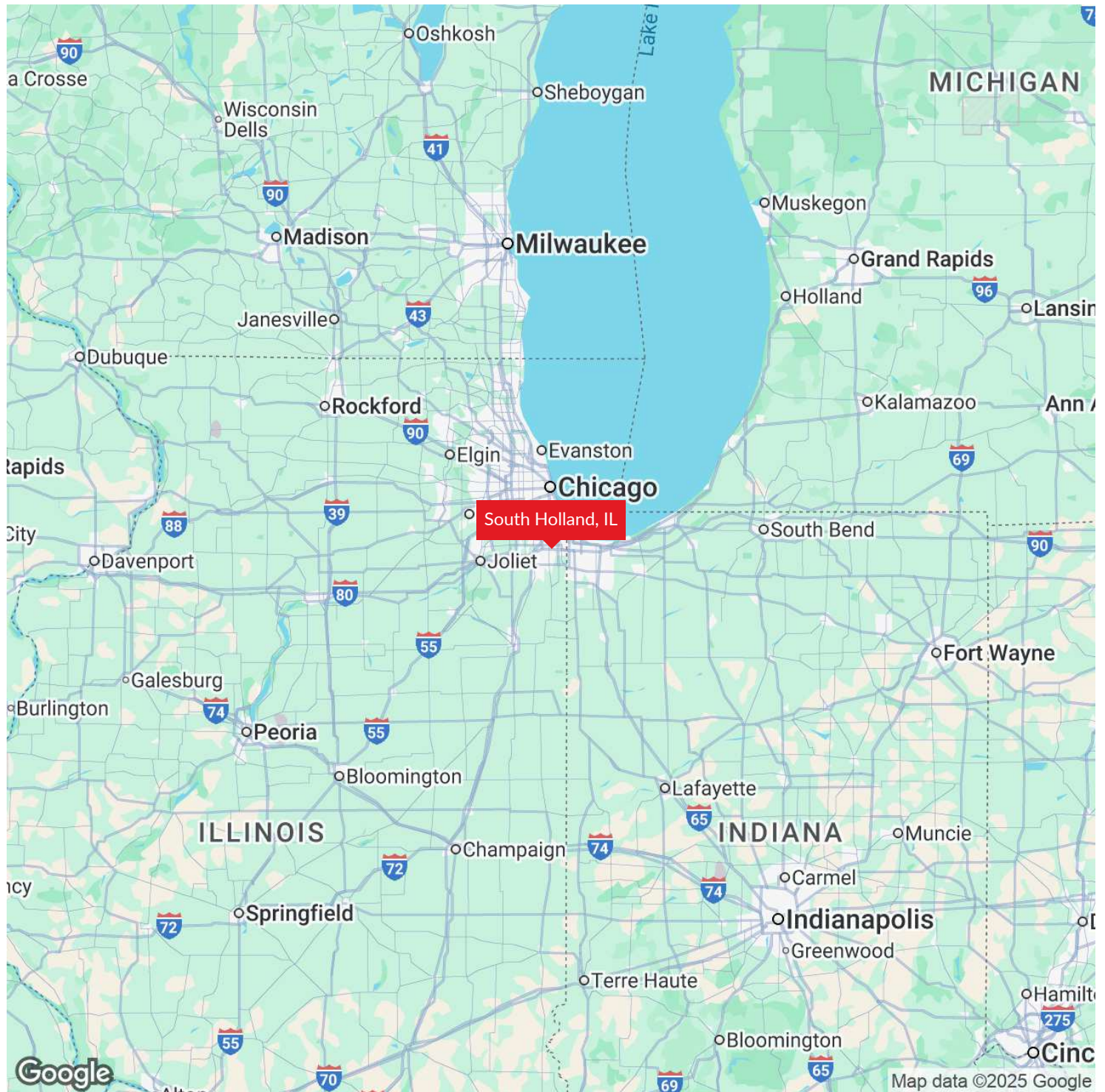
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Regional Map

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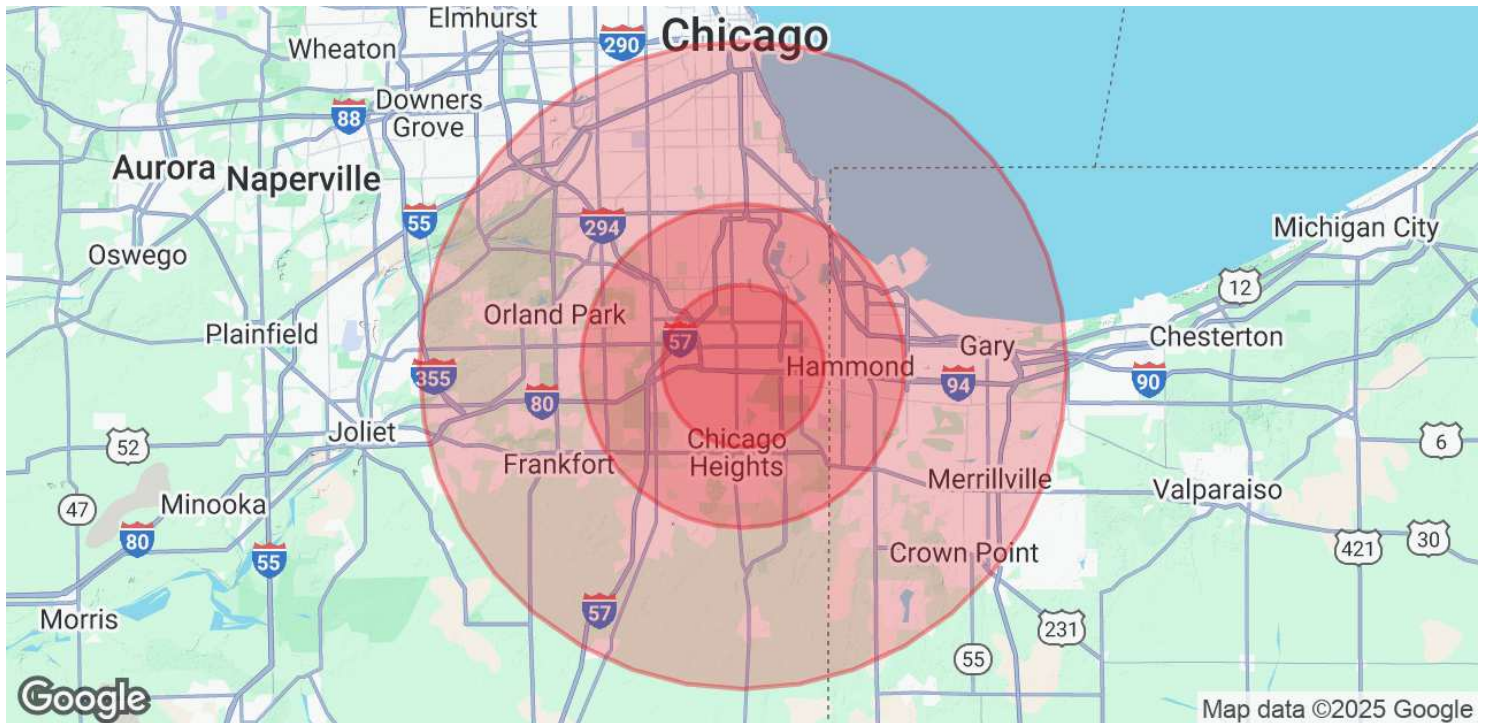


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Demographics Map & Report

INDUSTRIAL PROPERTY FOR SALE OR LEASE 510 W 172ND ST, SOUTH HOLLAND, IL



POPULATION	5 MILES	10 MILES	20 MILES
Total Population	224,094	803,022	2,751,288
Average Age	41	41	40
Average Age (Male)	39	39	39
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	84,010	308,007	1,038,352
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$83,859	\$89,893	\$91,337
Average House Value	\$184,321	\$222,067	\$284,164

Demographics data derived from AlphaMap