

E Sauk Trail

State St

Miller Rd

225th St



LEASE

±11.57 AC Land Development Opportunity | OZ | SBA HUBZone Incentives

**22560 MILLER ROAD AND 22505 STATE
STREET**

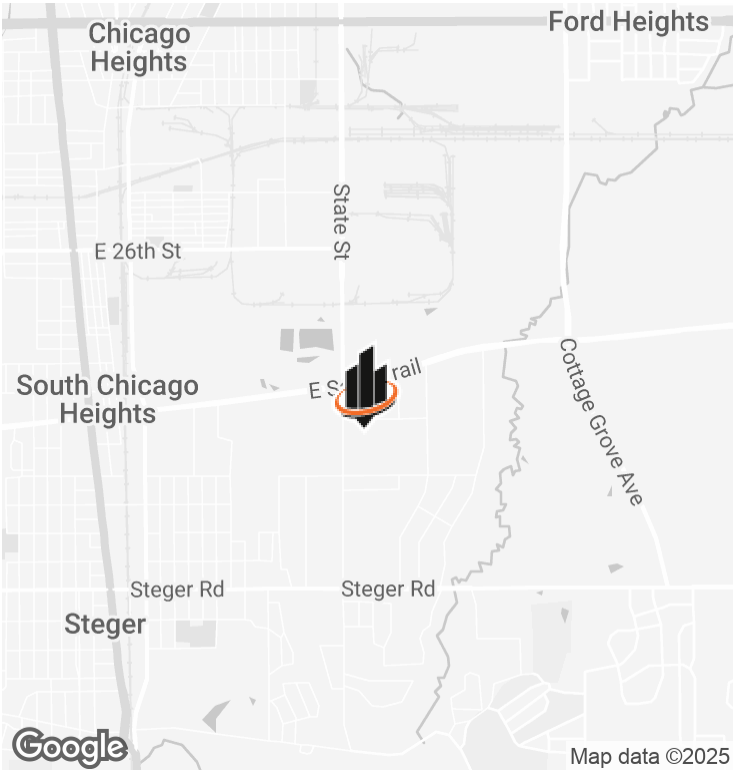
Steger, IL 60475

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$3,000.00 per AC/month (Gross)
AVAILABLE SF:	1 to 11.57 Acres
LOT SIZE:	+/- 11.57 Acres

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to exclusively represent this expansive ±11.57-acre land site with 150' of frontage on State Street in Steger, Illinois. The property offers multiple possibilities for development, including residential or industrial. It currently features a 30'x40' pole barn with 14' ceilings and a 14'x14' drive-in door, providing ample space for storage or manufacturing operations. Additionally, a 30'x45' hoop house is included on the site, catering to agricultural, horticultural, or cannabis pursuits. Bloom Township, Opportunity Zone, and SBA HubZone incentives apply.

CUSTOM HEADER

- ±11.57 AC Land Site with 150' Frontage on State Street
- 30'x40' Pole Barn on site with 14' ceilings & 14'x14' DID
- 30'x45' Hoop House on site | Flexible Zoning
- A few miles to I-394

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	Gross
TOTAL SPACE:	0 - 11.57 Acres

LEASE TERM:	Negotiable
LEASE RATE:	\$3,000.00 per month

AVAILABLE SPACES
SUITE LEASE TYPE LEASE RATE DESCRIPTION

For Lease	Gross	\$3,000 per month	1 to ±11.57 AC Land Site with 150' Frontage on State Street. Available for \$3,000 per AC per Month.
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±11.57 AC LAND DEVELOPMENT OPPORTUNITY | OZ | SBA HUBZONE INCENTIVES | 22560 Miller Road And 22505 State Street Steger, IL 60475SVN

AERIAL PHOTO



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RETAILER MAP



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