



# For Sale/Lease

Potential Class 8 Tax Incentives | Pro-Business Community

**13,853 RSF Available**

## Site Specifications

Available:	13,853 SF
Available Buildings:	2
Building Type:	Pump Building, Warehouse
Land:	2.5 Acres (108,900 SF)
PIN:	23-29-209-043, 32-29-210-001, 016, 017, 018, 019, 022, 023,042

## Property Highlights

Three building complex with warehouse and office space

## Pricing

<b>Sale Price:</b>	Subject to Offer
<b>Lease Price:</b>	\$8.50 PSF Modified Gross
<b>Taxes:</b>	\$28,586 (2019)

**Mike Merry**

+1 773 458 1391 | [mike.merry@am.jll.com](mailto:mike.merry@am.jll.com)

# Building Specifications



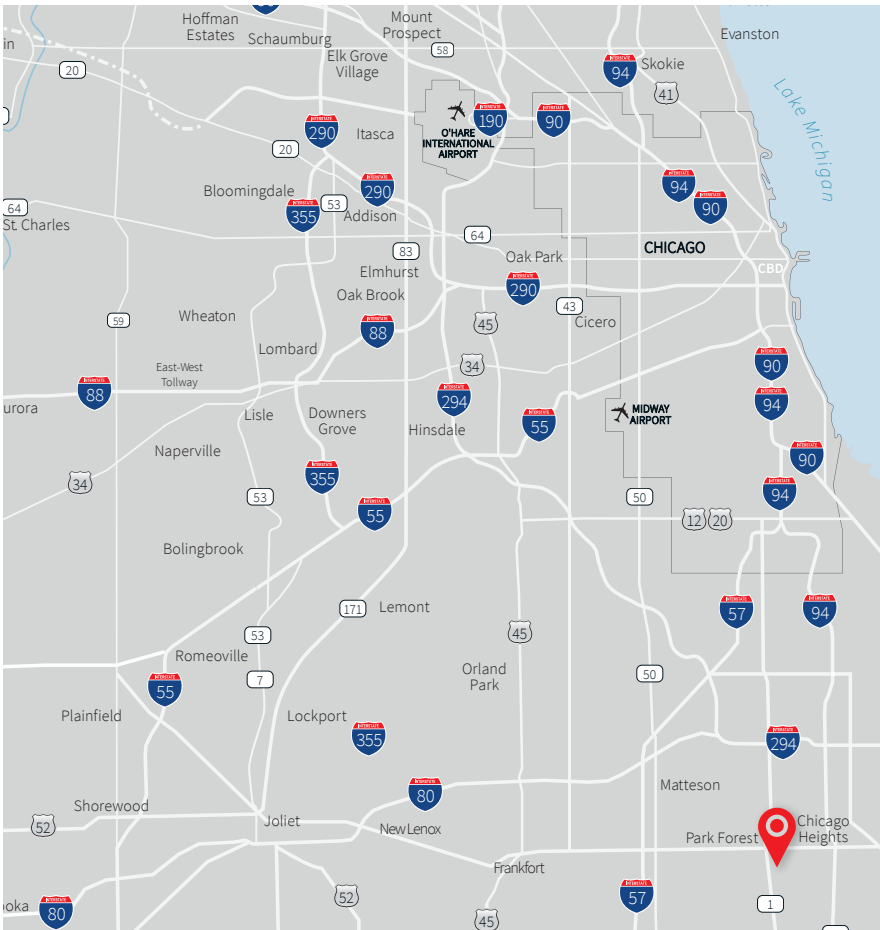
## PUMP BUILDING

<b>Size:</b>	7,853 SF
<b>Office:</b>	TBD
<b>Clear Height:</b>	23' 6"
<b>Loading:</b>	2 Drive-in Doors (oversized)
<b>Cranes:</b>	(1) 10 ton
<b>Power:</b>	800 amps, 3 phase

## WAREHOUSE

<b>Size:</b>	6,000 SF
<b>Clear Height:</b>	16"
<b>Loading:</b>	2 Drive-in Doors; (1) 8' x 8' / (1) 14' x 14'

# Location



# Site Access

- « IL-394 via Sauk Trail: **3.0 mi. | 6 min.**
- « I-57 via Sauk Trail: **6.3 mi. | 13 min.**
- « I-80/94 via IL-394: **9.3 mi. | 12 min.**
- « Midway Int'l Airport: **30.4 mi. | 53 min.**
- « Downtown Chicago: **32.3 mi. | 45 min.**
- « O'Hare Int'l Airport: **51.9 mi. | 60 min.**

For more information, contact

**Mike Merry**  
 +1 773 458 1391  
 mike.merry@am.jll.com

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