

CRANE/MANUFACTURING BUILDING WITH RAIL FOR SALE OR LEASE

300 JOE ORR ROAD, CHICAGO HEIGHTS, IL 60411



OFFERING SUMMARY

BUILDING SF	223,517 SF (Divisible)
LOT SIZE	18 Acres
OFFICE SF	8,064 SF (To-suit)
CEILING HEIGHT	16' - 36' Clear
LOADING	10 Drive-in doors & 9 Exterior Docks
POWER	6000A; 3-phase
ZONING	M-3 (Class 8 in place)
REAL ESTATE TAXES	\$0.53 psf
LEASE RATE	\$6.75 psf MG
SALE PRICE	Subject to Offer

PROPERTY HIGHLIGHTS

- Hard to Find Freestanding Industrial/Crane Facility
- Rail (Union Pacific)
- 18 Cranes (up to 30-ton capacity) with RF Remote
 - » (2) 3-ton
 - » (3) 5-ton
 - » (3) 10-ton
 - » (3) 15-ton
 - » (2) 20-ton
 - » (4) 25-ton
 - » (1) 30-ton
- 4,000 SF of warehouse office, break room, locker room and washrooms
- Truck Scale
- Heavy M-3 Zoning
- Located in an Enterprise Zone

RECENT IMPROVEMENTS INCLUDE

- Complete New Roof with Warranty
- New LED Lighting
- New Truck Docks
- New Underground Sewer
- Updated Locker Room

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223,517 SF on 18 Acres



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970 N. Oaklawn Avenue, Suite 100 | Elmhurst, IL 60126 | Tel: 630-782-9520 | Fax: 630-782-9531 | darwinpw.com
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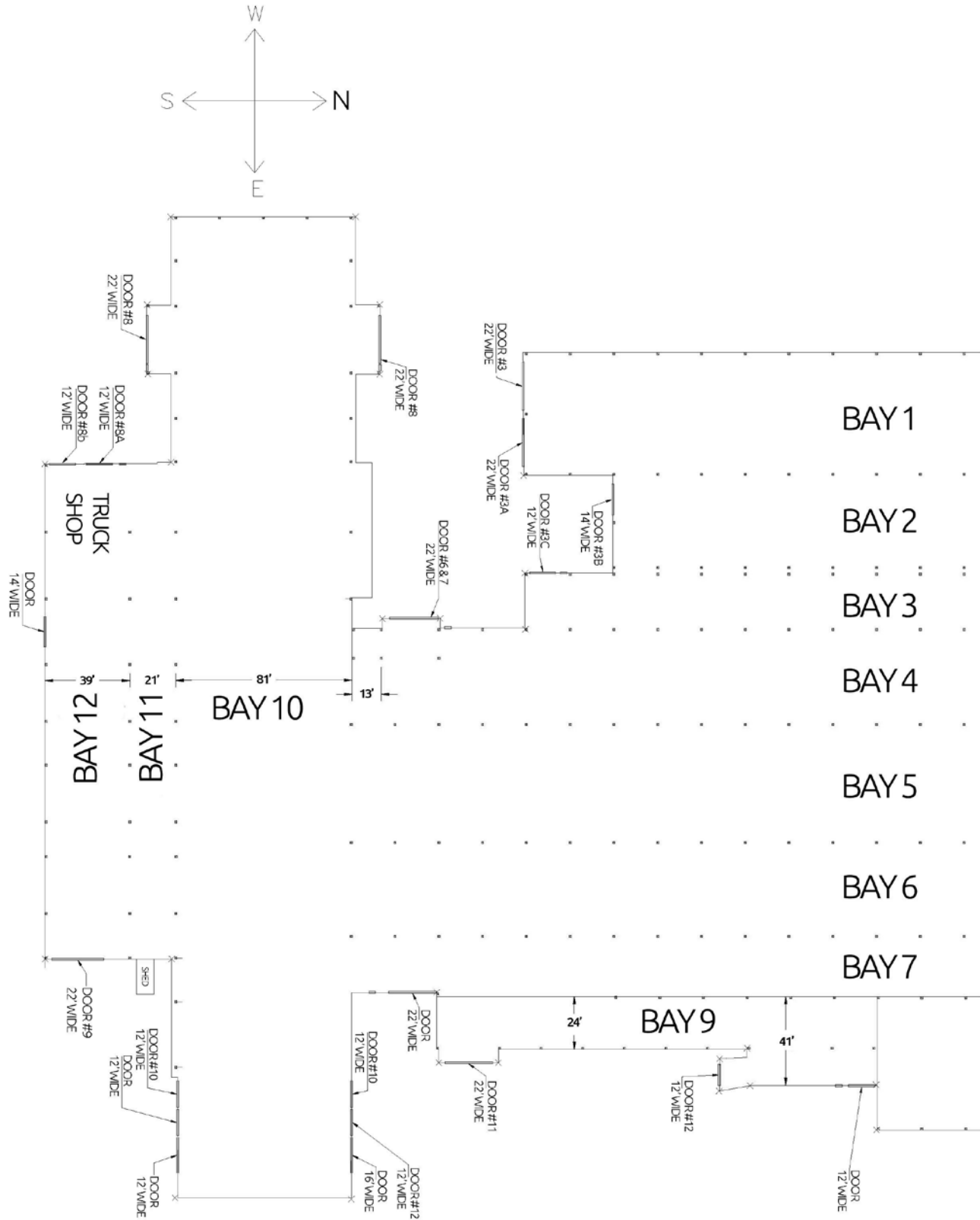
DISTANCE MAP

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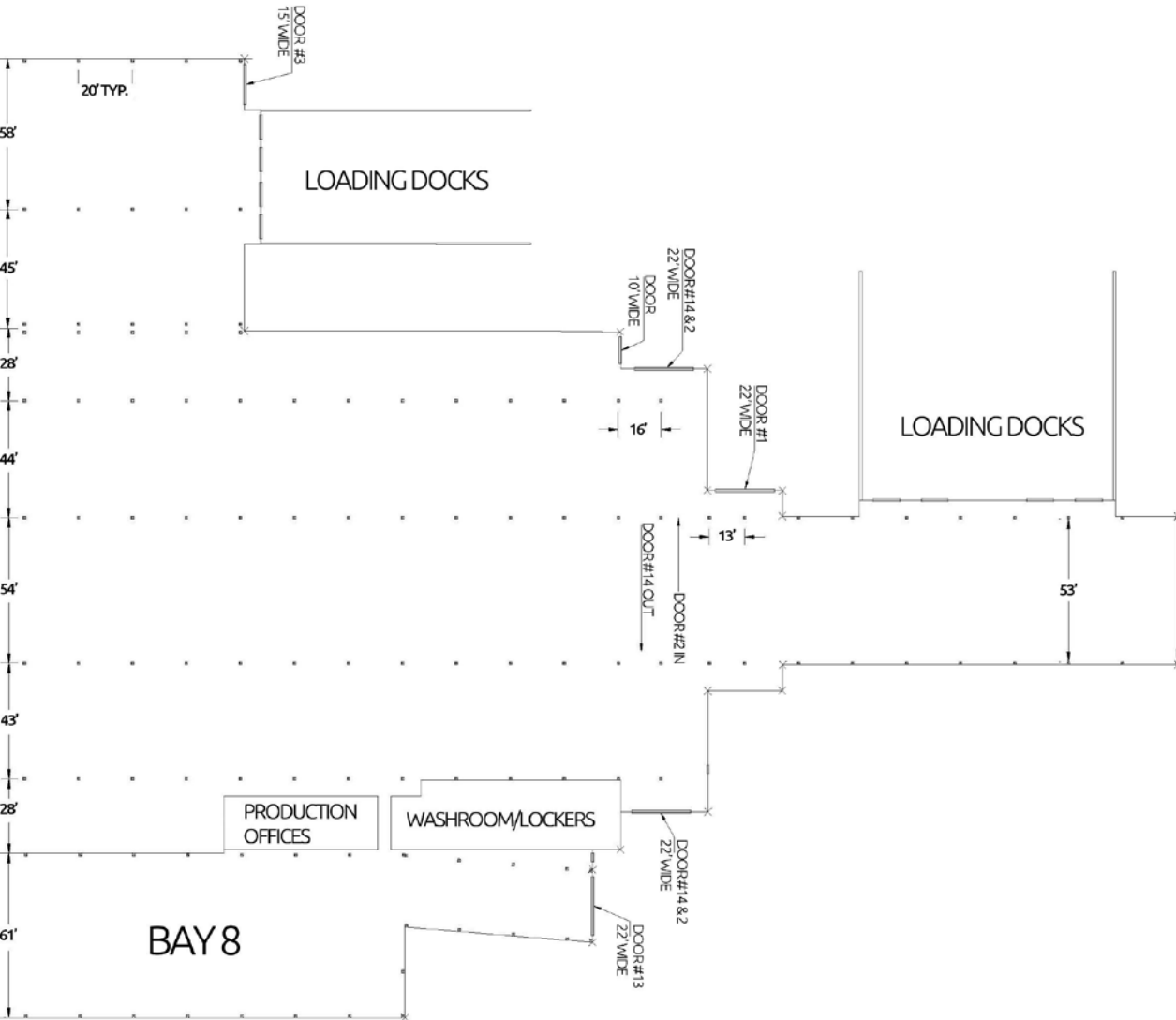


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BAY #	DIM. (+/-)	AREA (SQ.FT)	CRANES	LOADING DOCKS
BAY 1	58' X 306'	17,748	1@10 TON, 1@15 TON	(3) 9' DOCK DOORS
BAY 2	45' X 275'	12,375	1@10 TON, 1@15 TON	(1) 9' DOCK DOORS
BAY 3	28' X 474'	13,272	1@3 TON, 1@15 TON	-
BAY 4	44' X 554'	24,376	2@25 TON	-
BAY 5	54' X 730'	39,420	1@15 TON, 1@25 TON	(4) 10' DOCK DOORS
BAY 6	43' X 554'	24,409	1@20 TON, 1@25 TON	-
BAY 7	28' X 554'	15,512	1@5 TON, 1@5 TON	-
BAY 8	61' X 270'	14,540	1@3 TON	-
BAY 9	24' X 201'	6,206	1@5 TON	-
BAY 10	81' X 450'	36,450	1@20 TON, 1@30 TON	-
BAY 11	21' X 228'	4,767	-	-
BAY 12	39' X 228'	8,853	1@5 TON	-
		TOTAL SQ.FT. = 217,928		



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CORPORATE NEIGHBORS

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