

**FOR  
SALE & LEASE**

**TINLEY  
CROSSINGS**

± 7,000 SQ. FT.  
–  
± 42,184 SQ. FT.

**8151 W. 183<sup>RD</sup> ST. | TINLEY PARK, IL**



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# HIGHLIGHTS



Masonry Construction



Easy Access to I-80 via 2 Full Interchanges at *Harlem Ave. and LaGrange Rd.*



Professionally Managed



Private Suite Entrances



Surrounded by Numerous Hotels, Restaurants, and other Amenities



Turn-Key Class A Buildouts



Low Will County Taxes

# SPECIFICATIONS

## BUILDING DETAILS

Total Building Area: ± 51,023 Sq. Ft.

Available For Lease: ± 7,000 – ± 42,184 Sq. Ft.

Year Built: 2001

Parking Ratio: 5.88 per 1,000 Sq. Ft.

Zoning: MI

Property Taxes:  
(2022 paid 2023) \$117,657.10 | \$2.30 PSF

## PRICING

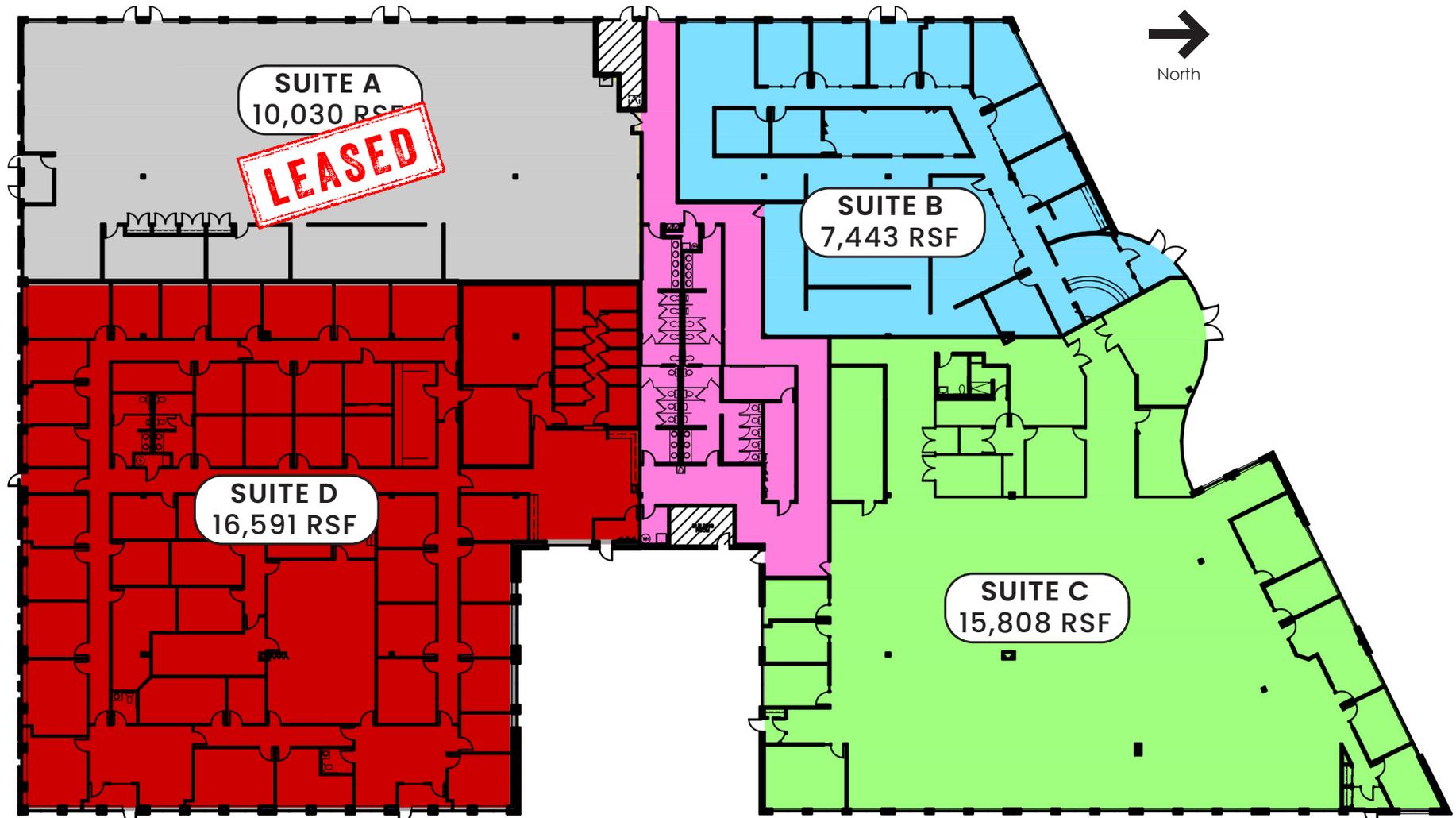
Sale Price: Subject to Offer

Lease Rate: \$14.50 PSF Net



# CONCEPTUAL PLAN

## OPTION 1



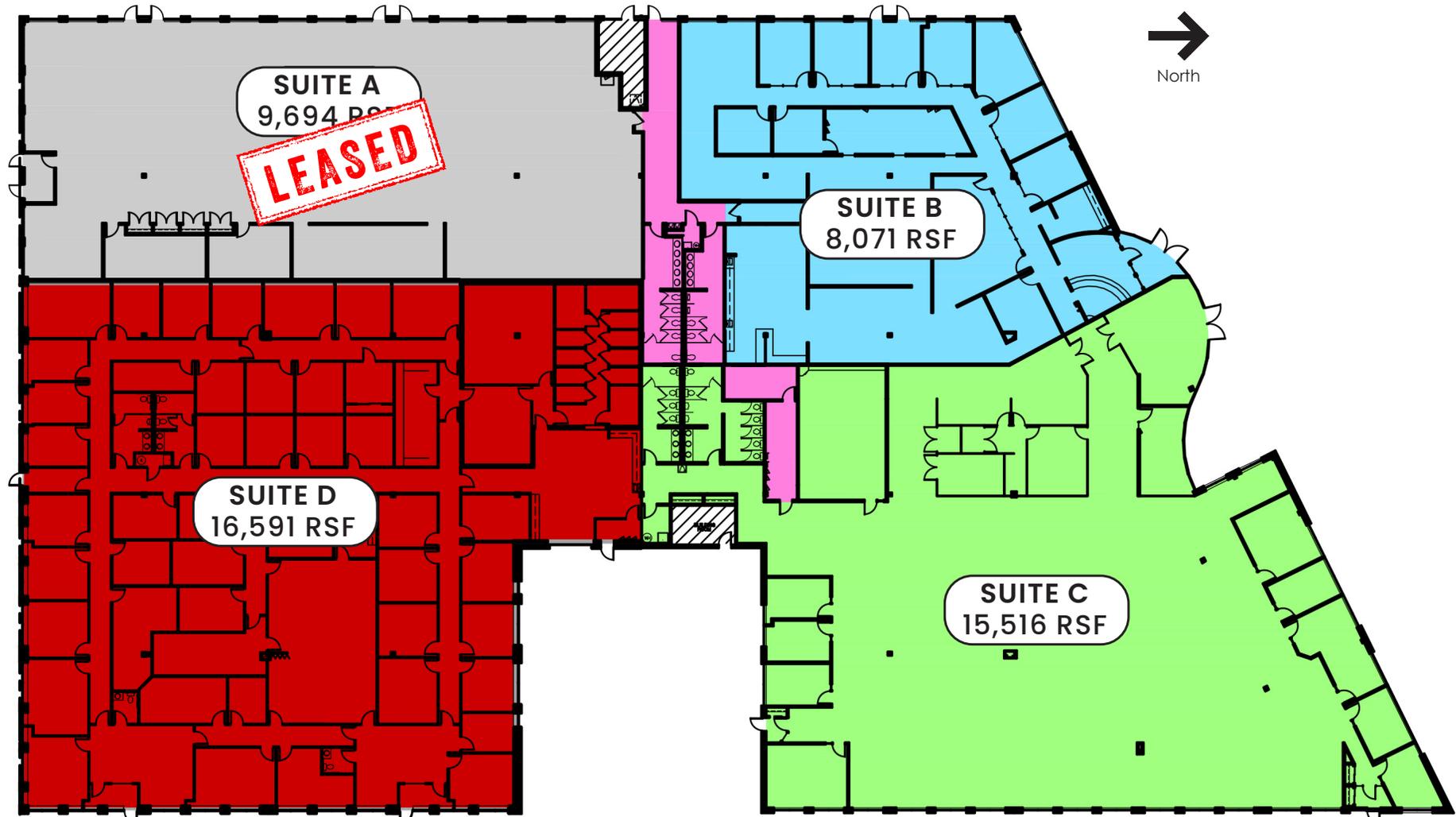
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# CONCEPTUAL PLAN

## OPTION 2



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# LOCATION OVERVIEW

