

FOR SALE: +/-65 ACRE CITY OWNED INDUSTRIAL SITE

600 SAUK TRAIL | CHICAGO HEIGHTS, IL

- **SIZE:** +/-65 acre
- **RAIL:** Site can be serviced by +/- 2,500' active Union Pacific rail frontage along northern property line.
- **ZONING:** M-3
- **POTENTIAL USES:** Site has heavy zoning and allows for warehousing, freight terminals, and heavy manufacturing including food manufacturing and chemical manufacturing
- **ACCESS:** Immediate access to I-394 via Sauk Trail, and less than 5 minutes to I-80
- **INCENTIVES:** TIF, Enterprise Zone, Class 8 Real Estate Tax, streamlined building code and zoning requirements, and many others
- **AREA LOGISTICS:** Close proximity to multiple interstates, direct access to two class one rail carriers, less than 10 miles from CSX/Crete Intermodal
- **PURCHASE PRICE:** Negotiable, subject to end use. Inquire for more details.



NAI Hiffman
One Oakbrook Terrace, Suite 400
Oakbrook Terrace, IL 60181
www.hiffman.com

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NAI Hiffman
Commercial Real Estate Services, Worldwide

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- 1 **BEHR**
- 2 **UNION PACIFIC**
- 3 **zoetis**
- 4 **VESUVIUS**
- 5 **ITW**
- 6 **ARYZTA**
Passion for good food
- 7 **FedEx**
Corporation
- 8 **JACOBSON**
- 9 **SHERWIN WILLIAMS**
- 10 **Innophos**
- 11 **GERRESHEIMER**
- 12 **ATLANTIC TRACK**
We're All In
- 13 **Ford**
- 14 **Nufarm**
- 15 **BULKMATIC**
Quality Drive
- 16 **SUGAR STEEL CORPORATION**
- 17 **voestalpine**
- 18 **WINPAK**
- 19 **WSI**
SUPPLY CHAIN SOLUTIONS
- 20 **PRATT INDUSTRIES**
- 21 **BEHR**
- 22 **YRC**
FREIGHT
- 23 **ABF**
Freight



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DISTANCE TO

ILLINOIS
394

2.4 MILES



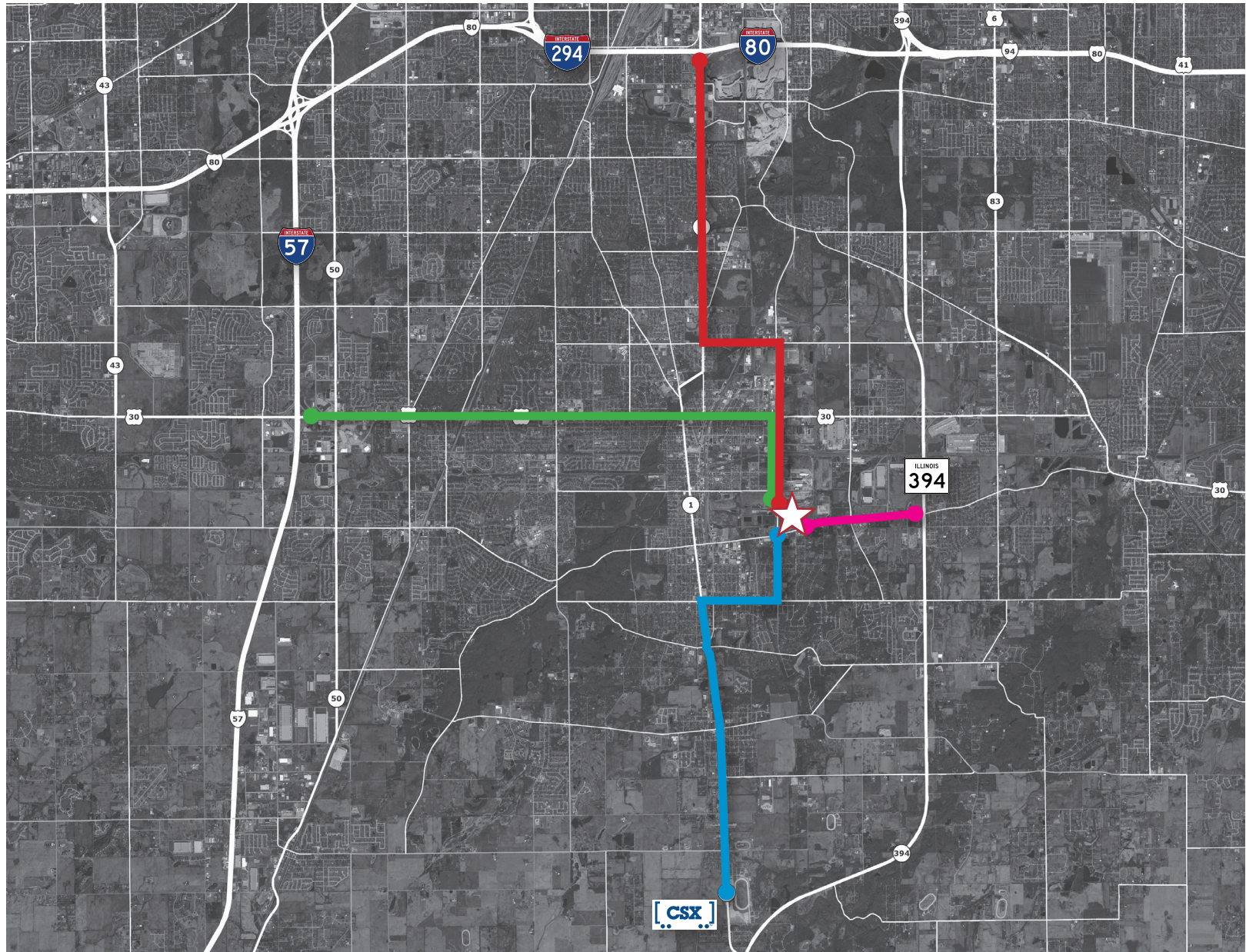
7.6 MILES



7.3 MILES



7.8 MILES



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