

Sale

Truck Repair Shop w Fenced Yard & Parking

3236 Rennie Smith Dr South Chicago Heights, IL 60411



OFFERING SUMMARY

Sale Price:	\$5,500,000
Building Size:	6,250 SF
Available SF:	
Lot Size:	6.2 Acres
Number of Units:	1
Price / SF:	\$880.00
Year Built:	1984
Renovated:	2024
Zoning:	I - Industrial
Market:	Chicago Suburb
Submarket:	Chicago South
Traffic Count:	18,000

PROPERTY OVERVIEW

Recently Renovated 6,250 sf Shop w Mezzanine 506 sf on 6 + Acres Zoned Industrial. Electric Gate w 8' Tall Privacy Fence over entire property, Asphalt Yard Building has Two Drive in Doors 14' T x 12'W / City Water & Sewer, Floor Drains, Triple Basin, Ceiling Suspend Gas Heat. One Main floor Office / Break room & 1 Upper Level office with Kitchen & Shower. Offices have Heat and AC Combo Units. Total of 3 Bathrooms 200 amp service Built in 1984 Building & Yard Renovated Fall of 2024. Seller is open to discussion of sale of all vehicles on site if potential Buyer is interested.

PROPERTY HIGHLIGHTS

- Approved for Truck Repair & Parking
- Parking potential for 100 Trucks & Trailers
- Great Location to access RT 30, I-57, IL 394 and I-80

OTHER RESOURCES

Ken Peach
O: (708) 764-2890
ken.peach@cbcncrt.com



COLDWELL BANKER
COMMERCIAL
REALTY

Sale

Truck Repair Shop w Fenced Yard & Parking

3236 Rennie Smith Dr South Chicago Heights, IL 60411



PROPERTY DESCRIPTION

Recently Renovated 6,250 sf Shop w Mezzanine 506 sf on 6 + Acres Zoned Industrial. Electric Gate w 8' Tall Privacy Fence over entire property, Asphalt Yard Building has Two Drive in Doors 14' T x 12'W / City Water & Sewer, Floor Drains, Triple Basin, Ceiling Suspend Gas Heat. One Main floor Office / Break room & 1 Upper Level office with Kitchen & Shower. Offices have Heat and AC Combo Units. Total of 3 Bathrooms 200 amp service Built in 1984 Building & Yard Renovated Fall of 2024. Seller is open to discussion of sale of all vechiles on site if potential Buyer is interested.

LOCATION DESCRIPTION

45 Minutes South of Downtown Chicago / 15 Minutes from I-80 / I-94

Mixed use area with Light to Heavy Industrial and Retail Service companies.

SITE DESCRIPTION

Easy Acces - Site is level - Fenced - Gated

UTILITIES DESCRIPTION

Gas & Eletric City Water & Sewer

CONSTRUCTION DESCRIPTION

Metal Building

POWER DESCRIPTION

200 amp

GAS DESCRIPTION

Natural



Ken Peach
O: (708) 764-2890
ken.peach@cbcncrt.com

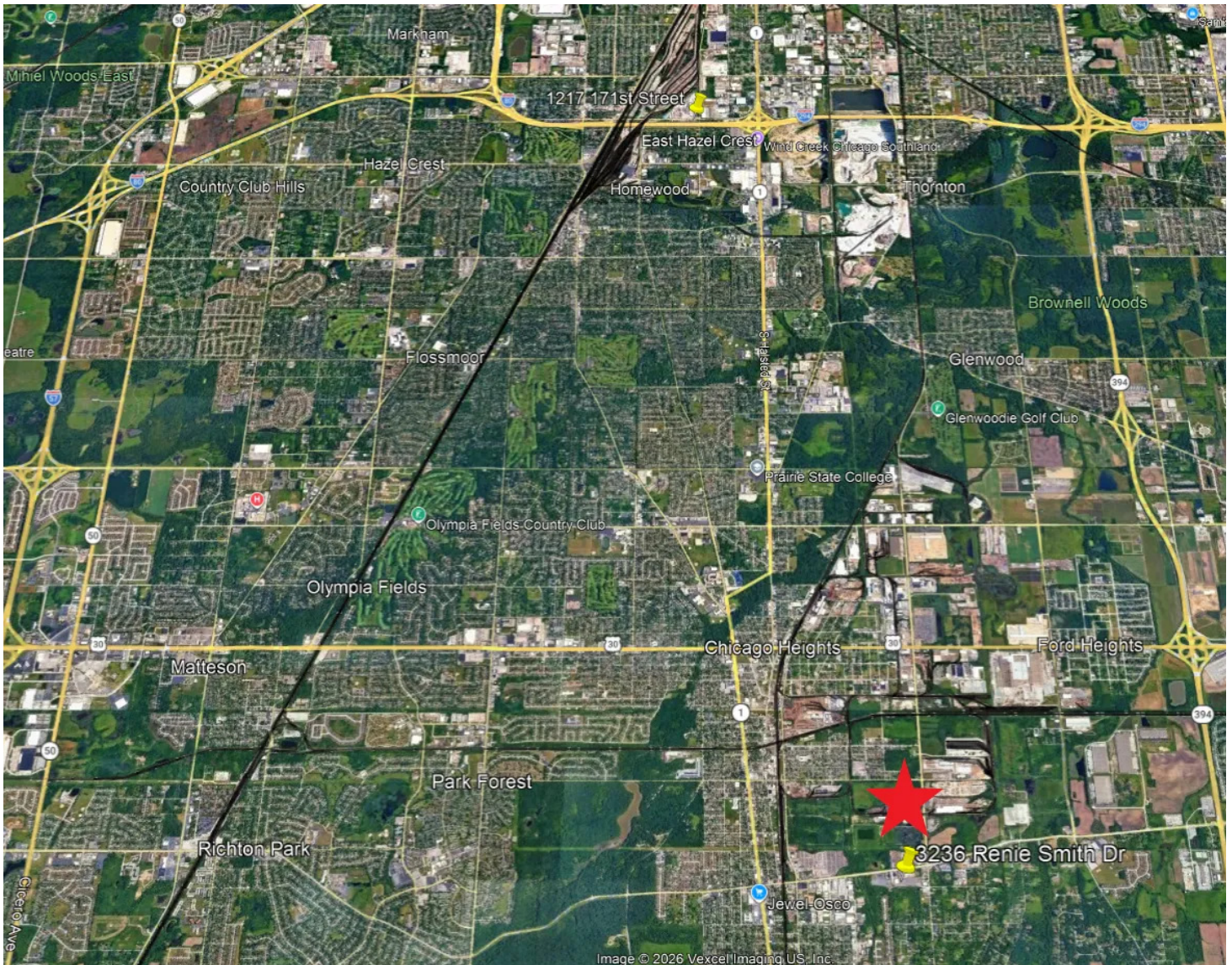


COLDWELL BANKER
COMMERCIAL
REALTY

Sale

Truck Repair Shop w Fenced Yard & Parking

3236 Rennie Smith Dr South Chicago Heights, IL 60411



Ken Peach
O: (708) 764-2890
ken.peach@cbcncr.com



COLDWELL BANKER
COMMERCIAL
REALTY