



<b>INDUSTRIAL SPACE FOR LEASE OR SALE</b>	<b>Divisible 8,333 SF Up to 49,300 SF</b>	<b>\$18 Psf Net</b>
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# 2250 Graham Street

Bartlett, IL 60103

## \$8,000,000 Each Parcel

## \$15,000,000 For Both

<b>24,650 SF Each</b>	<b>Two 5 Acre Parcels</b>
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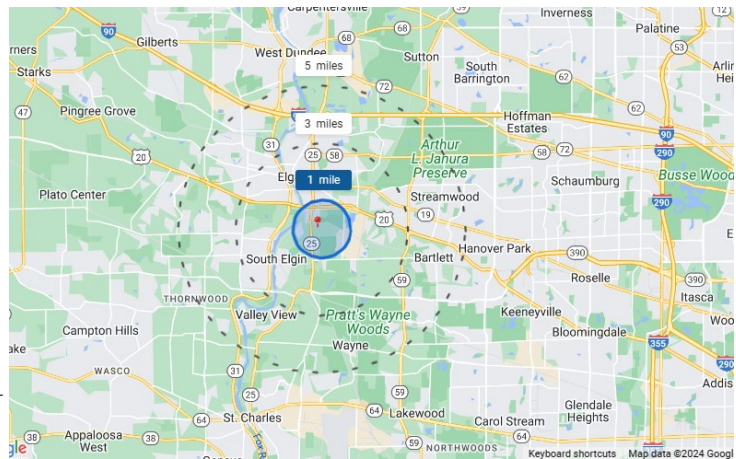
## Build-to-Suit Truck Terminal

### Specifications

- Building Size: ±24,650/49,300 SF
- Land Area: ±5.0/10.0 Acres
- Total Units: 2 Buildings/6 Units
- Year Built: New/2024
- Office: Build-to-Suit
- Clear Height: 20'
- Power: Heavy
- Parking: ±50/100 Cars
- Sprinklers: Yes
- 9/19 Oversized DIDs
- **Parking: ±75/155 Truck & Trailer Parking Spaces**

### Highlights

- State-of-the-Art Truck Terminal Available
- Customizable Offices & Bays to Suit Tenants
- Zoned I-2 for Heavy Uses & Outdoor Storage
- Fully Fenced & Secured Lot
- Bay Sizes Range from 8,333-10,000 SF Each
- 4 Miles to I-90 Junction
- Take Advantage of the Owner Developing the Property to Meet Your Specific Needs



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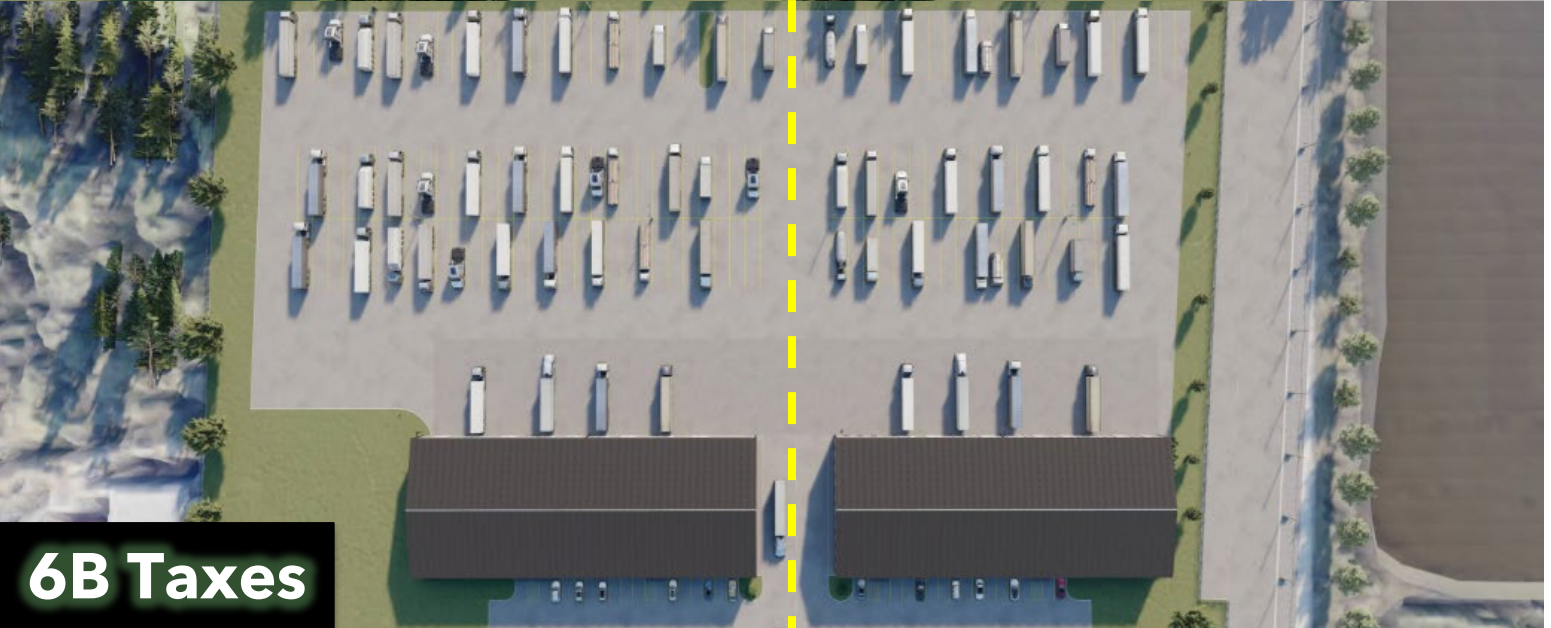
**2250 Graham Street**

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**FULLY  
CUSTOMIZABLE**

**FUTURE LAYOUT**

**Purchase Buildings Separate or Together**



**6B Taxes**

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# AVAILABLE

**AUGUST 1<sup>ST</sup>, 2024**

## CURRENT PROGRESS



# 6B TAX ABATEMENT

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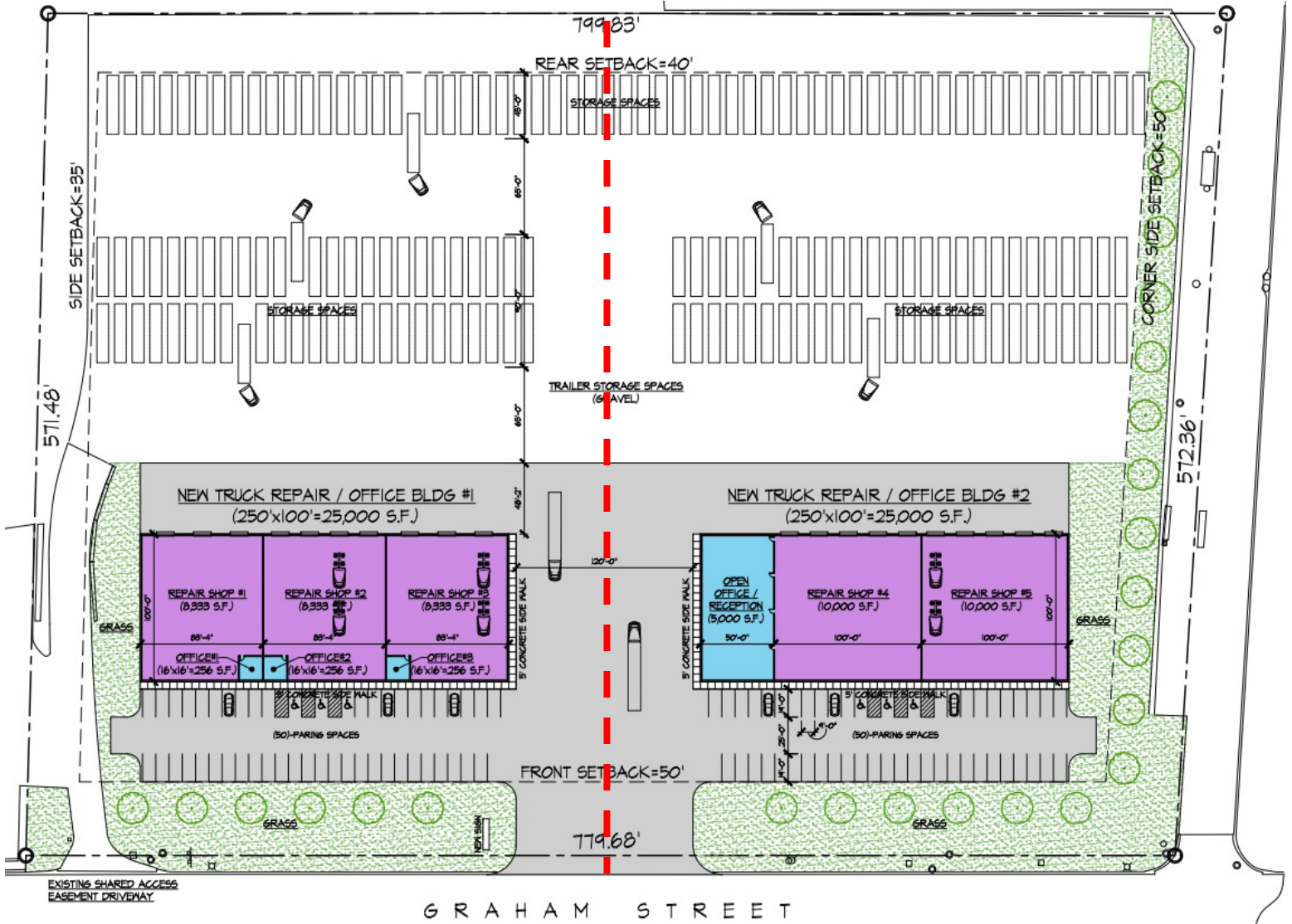
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# 2250 Graham Street

Bartlett, IL 60103

**24,650 SF on 5 Acres or  
49,300 SF on 10 Acres**

## SITE PLANS



**BAY SIZES 8,333 - 10,000 SF FOR LEASE**

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