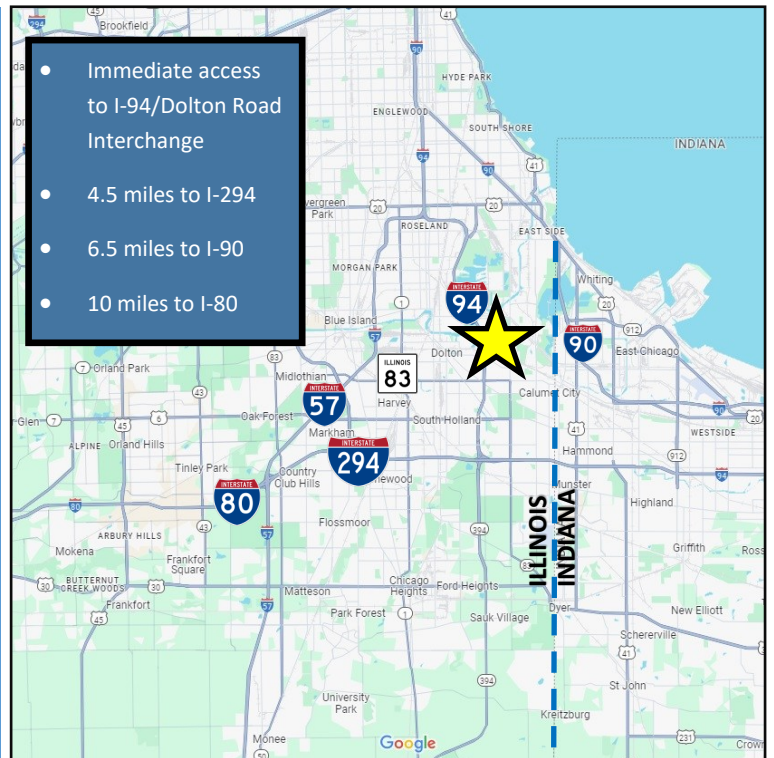


Newly Renovated Truck Transfer/Parking Facility - Direct Access to I-94
FOR SALE: ±12,614 SF Building on 7-Acres of Land



Building Size:	±12,614 SF (1-Story Building)		
Site Size:	307,534 SF (7 Acres Lot)		
Sale Price:	\$2,950,000		
Taxes (2023):	\$84,908.39		
Loading Docks:	5 Exterior Truck Docks		
Clear Height:	16'		
Power:	400-600 Amps / 480 Volts / Phase	3-	
Utilities:	Heating		
Year Built:	1967- Renovated in 2022		
Zoning:	M-2 (Heavy Industrial Approved)		
Incentives:	Sibley/Torrence/State TIF District, Enterprise Zone, Opportunity Zone		
Features:	<ul style="list-style-type: none"> • 200 industrial trailer stalls. • Highly secure, fenced lot. • Completely renovated in 2022. • Outside storage permitted. • Immediate access to I-94 Dolton 		



Parcel Number: 29-01-300-045-0000



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Photos



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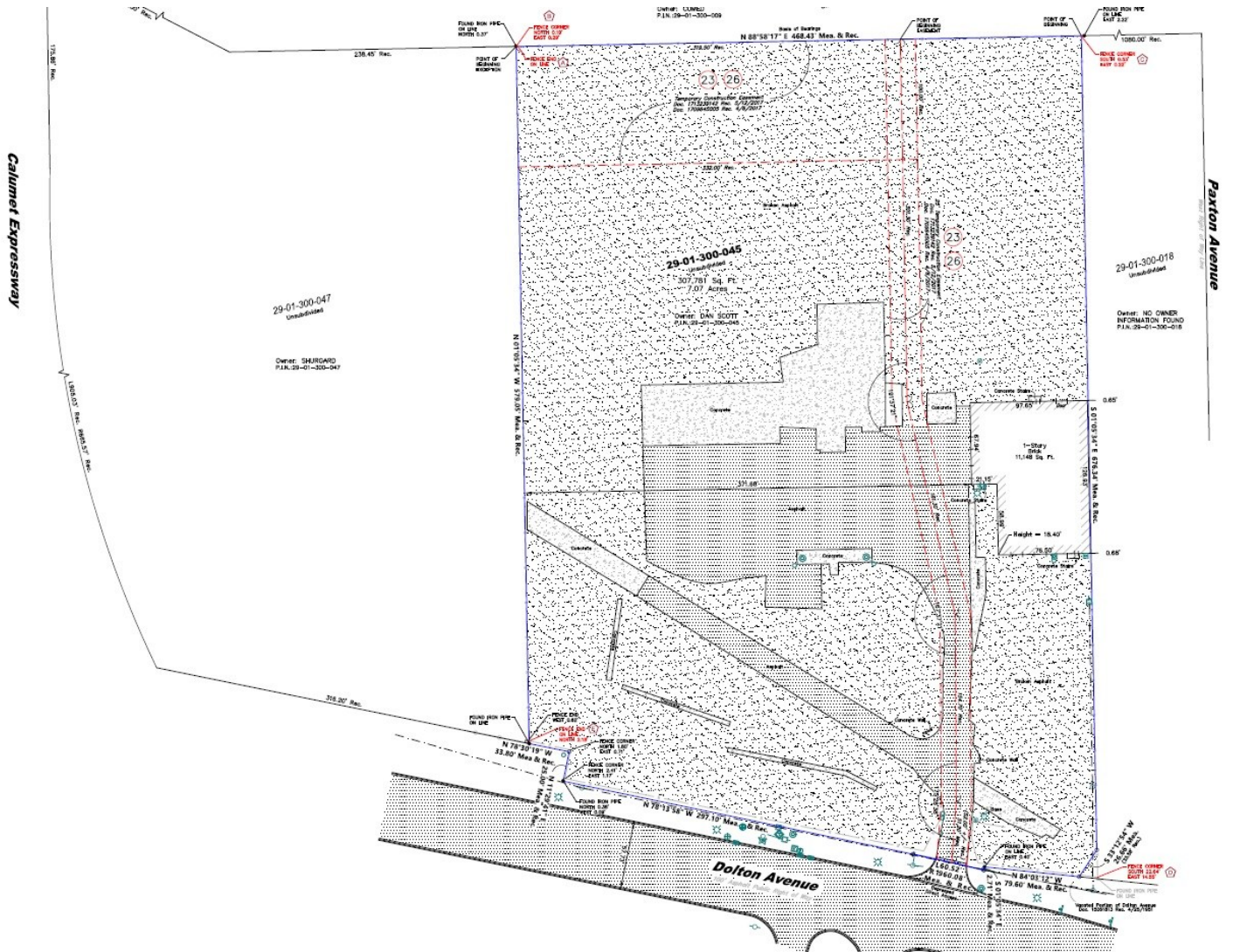
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