



Truck Repair

3,072 SF

On 2.6 Acres

3100 Sheffield Avenue
Hammond, IN 46327

One Oakbrook Terrace
Suite 400
Oakbrook Terrace, Illinois 60181
+1 630 932 1234

hiffman.com

PROPERTY SPECIFICATIONS

- Building Size: 3,072 SF
- Site Size: 2.6 Acres
- Repair Bays: 2 (drive-through)
Bay Depth: 62'
- Drive-in Doors: 4 (14' x 16'4")
- 2023 R.E. Taxes: \$12,509
- Zoning: I-2
- Ceiling Height: 16' clear
- Year Built: 1997
- Floor drains
- Triple catch basin
- Sale Price: Subject to Offer
- Lease Rate: Subjec to Offer

HIGHLIGHTS:

- Immediate expressway access
- I-90 frontage
- Oversized drive-in doors
- Low Real Estate taxes
- Drains and triple catch in place
- Excellent labor pool
- Business friendly Indiana



3,072 SF
BUILDING



2.6 ACRE
SITE



16' CEILING
HEIGHT



4 DIDS
(14' X 16'4")

Contact

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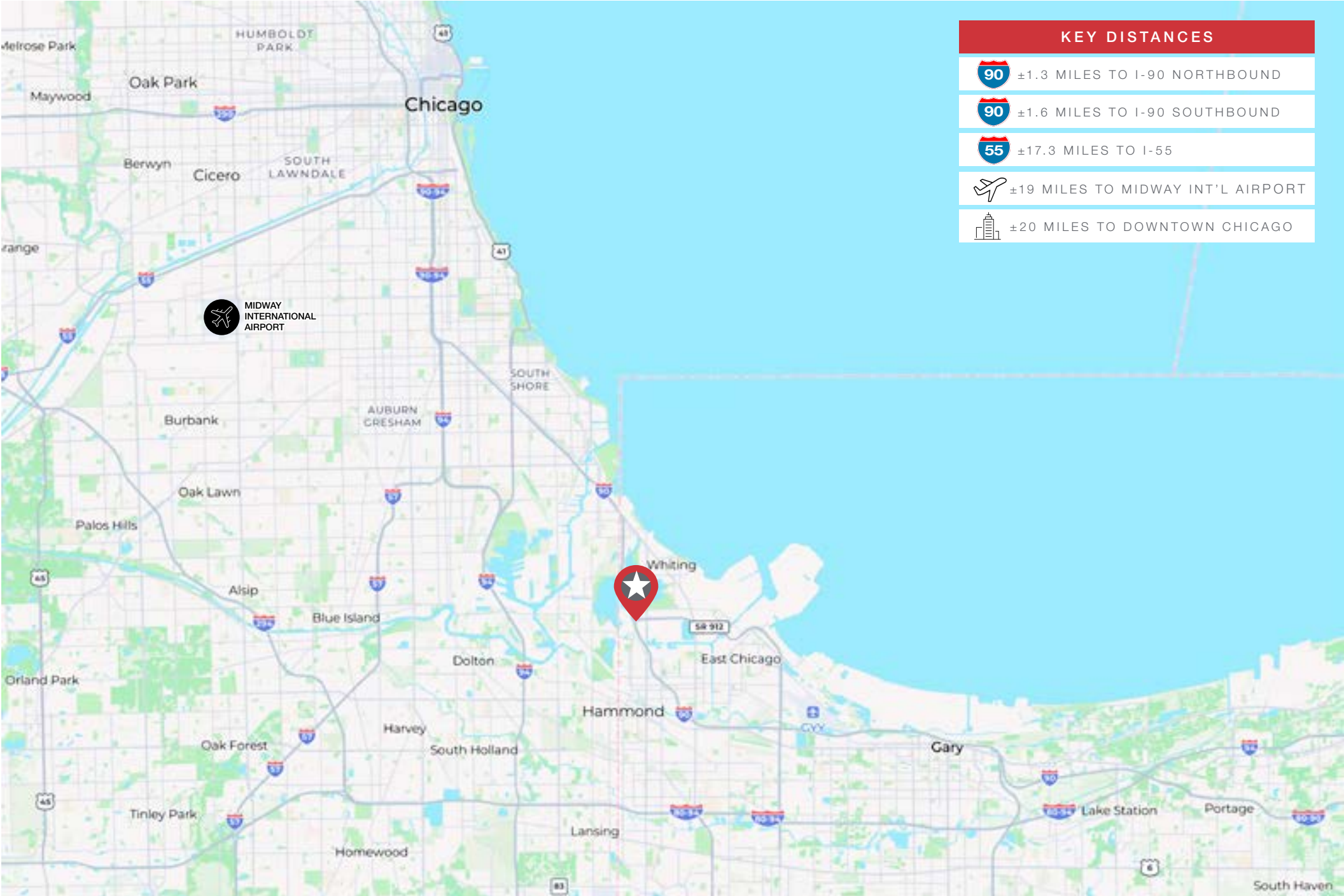
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KEY DISTANCES

-  ±1.3 MILES TO I-90 NORTHBOUND
-  ±1.6 MILES TO I-90 SOUTHBOUND
-  ±17.3 MILES TO I-55
-  ±19 MILES TO MIDWAY INT'L AIRPORT
-  ±20 MILES TO DOWNTOWN CHICAGO