



PROPERTY PROFILE

AVAILABLE 80,000 SQ. FT. – RAIL SERVED LARGE LAND SITE ALLOWING OUTSIDE STORAGE CLOSE TO I-294, I-80, AND I-57 INTERCHANGES

Location:	13636 South Western Avenue, Blue Island, Illinois
Space Available:	80,000 Sq. Ft. (with up to 7 acres of land)
Total Building Size:	550,000 Sq. Ft. (Entire building is a one part multi-story building.)
Total Land Size:	25 Acres
Ceiling Height:	20' Clear
Loading:	<ul style="list-style-type: none">• 4 Drive-in Doors• 6 Exterior Docks (more can be added)
Power:	Heavy Power
Rail:	Interior IHB Served
Heating:	Gas Unit Heaters
Zoning:	Heavy Zoning (Allows Outside Storage)
Sale Price:	\$5,850,000 for Entire Building
Lease Rate:	\$ 2.95 Per Sq. Ft. Gross
Real Estate Taxes:	\$0.50 Per Sq. Ft.
Comments:	<ul style="list-style-type: none">• 80,000 square feet is not sprinklered – Save on heat costs!• Large outside storage/parking area• Rail available• Conveniently located to I-294, I-80, & I-57 expressways• Enterprise Zone benefits• Part of a multi-tenant facility
Contact:	Edward C. Wabick (773) 714-2141 ewabick@painewetzel.com

All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.

Industrial/Commercial Real Estate Worldwide

8700 West Bryn Mawr Chicago, Illinois 60631 Phone 773.714.9200 Fax 773.714-8253 <http://www.painewetzel.com>

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