

FOR LEASE



Tinley Crossings Corporate Center - 8550 West 185th Street

Tinley Park, IL



**REDUCED
ASKING
RATE**

Site & Building Data

Available Space	49,860 SF
Additional Land	3 acres for parking and/or outside storage
Office Size	To suit
Built	2005
Zoning	M-1
Clear Height	26'
Parking	50 cars (expandable)
Exterior Docks (9' x 10')	2 fully equipped docks (expandable)
Drive-in Doors (12' x 14')	1 (expandable)
Flooring	7" reinforced fiber mesh
Sprinkler	ESFR system
Lighting	400 watt metal halide
Heat	Positive pressure gas unit
Power	To suit (400 Amps, 480/277 Volts)
Real Estate Taxes	\$1.56 psf
Lease Rate	\$5.75 Net \$5.10 Net

Features & Benefits

- Immediate I-80 access and I-80 visibility
- Additional land for parking, storage and expansion
- Close proximity to I-80, I-57, I-294 and I-355 extension
- Low water usage rates
- Positive pressure gas unit heater
- Low Will County sales tax
- No Cook County sales tax
- Large labor pool

