

 **BUILDING SIZE**
±32,000 SF

 **ROOF**
NEW ROOF INSTALLED - 2025

 **CLEAR HEIGHT**
24 FEET



 **PRICE**
\$3,776,000
\$118 / SF

 **YEAR BUILT**
1997

 **LOADING**
MULTIPLE DOCKS &
DRIVE-IN DOORS

 **ZONING**
INDUSTRIAL

 **PARKING**
AMPLE ON-SITE PARKING

PROPERTY HIGHLIGHTS

- ✓ Approximately 32,000 SF industrial building
- ✓ Built in 1997
- ✓ 24-foot clear ceilings
- ✓ New roof and exterior paint
- ✓ Multiple loading docks and drive-in doors
- ✓ Heated warehouse areas
- ✓ Climate-controlled office space
- ✓ Ample parking
- ✓ Excellent access to major transportation routes including I-80, I-355, and I-57
- ✓ Minutes from downtown Chicago's transportation network

Position your business in one of Orland Park's most desirable industrial corridors. Located at 10410-10426 W. 163rd Place, this exceptionally maintained industrial property offers approximately **32,000 square feet** of flexible warehouse and office space designed to accommodate manufacturing, warehousing, distribution, automotive, showroom, and light industrial users.

The property has been recently updated with a **new roof** and **fresh exterior paint** (approximately one year old) and features **24-foot clear ceilings**, ample on-site parking, **multiple loading options**, **heated warehouse** space, and **climate-controlled office areas**. Each unit has dedicated loading capabilities, allowing for efficient shipping, receiving, and day-to-day operations.

UNIT 10426 | 12,870 SF

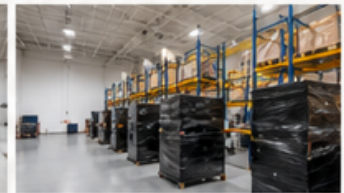
-  1 LOADING DOCK
-  2 PRIVATE OFFICES
-  LARGE CONFERENCE ROOM
-  FULL KITCHEN
-  2 RESTROOMS
-  HEATED WAREHOUSE
-  HEATED & AIR-CONDITIONED OFFICE SPACE

Perfect for companies requiring both operational and administrative space under one roof.

UNIT 10410-10418 | 18,915 SF

-  2 DRIVE-IN DOORS
-  1 LOADING DOCK
-  24-FOOT CLEAR CEILING HEIGHT
-  6 PRIVATE OFFICES, INCLUDING EXECUTIVE OFFICE
-  LARGE OFFICE BUILD-OUT
-  FULL KITCHEN
-  2 FULL BATHROOMS + 1 HALF BATH
-  HEATED WAREHOUSE
-  HEATED & AIR-CONDITIONED OFFICE SPACE

Ideal for distribution, manufacturing, fulfillment, automotive, or showroom operations.



IDEAL FOR:

 **MANUFACTURING**

 **WAREHOUSING**

 **DISTRIBUTION**

 **AUTOMOTIVE**

 **SHOWROOM**

 **LIGHT INDUSTRIAL**

A rare opportunity to acquire a turnkey industrial asset in one of the southwest suburbs' strongest commercial markets, offering flexibility for owner-users, investors, or expanding businesses.

PROPERTY FACTS

Property Type: Industrial
Subtype: Manufacturing / Warehouse
Building Size: ±32,000 SF
Year Built: 1997