

577,442 SQ. FT. CROSS-DOCKED WAREHOUSE | READY FOR IMMEDIATE OCCUPANCY!

FOR LEASE OR SALE

CREST HILL

Crest Hill Business Park | 21225 Lidice Parkway, Crest Hill, IL

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omission.



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SPACE PLAN



HIGHLIGHTS

- High Image Precast Concrete & Glass Construction
- Last Remaining Site Within a Well-Established Industrial Park
- 4,506 Sq. Ft. Spec Office
- Warehouse Lighting
- 2 Miles to 4-Way Interchange of I-55 and Route 30
- Full Concrete Truck Court

PROPERTY FEATURES

Total Building Size:	± 577,442 Sq. Ft. (Divisible)
Ceiling Height:	36' Clear
Exterior Docks:	Up to 104
Drive-In Doors:	4 (12' x 14')
Parking:	151 Trailer Stalls 345 Car Spots 14 Van Stalls
Power:	4,000 Amp Capacity
Floor:	7" Unreinforced Concrete
Fire Suppression:	ESFR



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SPEC OFFICE



4,506 SQ. FT.



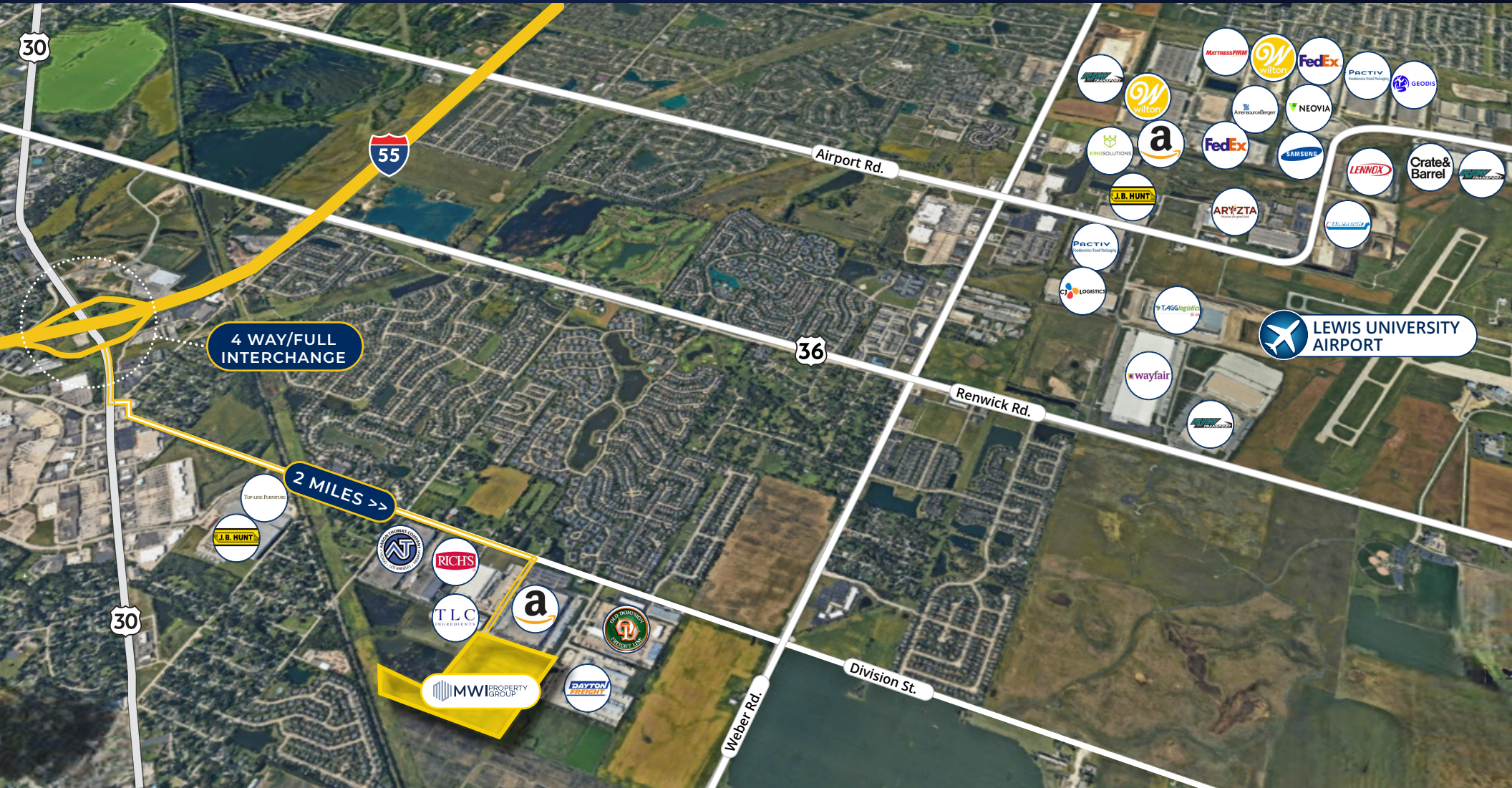
WAREHOUSE



WAREHOUSE LIGHTING
INSTALLED

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LOCATION HIGHLIGHTS

Up Global IV	13 Miles
BNSF Intermodal Yard	14.6 Miles
I-55 Expressway	2 Miles
Midway International Airport	33.5 Miles
O'Hare International Airport	41.5 Miles
Downtown Chicago	38 Miles

DEMOGRAPHICS

(10 MILE RADIUS)

Population	450,818
Median Household Income	\$90,903
Total Businesses	11,454
Total Employees	162,905



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CREST HILL

MWI Property Group is a vertically integrated national real estate investment company focused on the development, acquisition and management of industrial properties in strategic markets throughout the United States. Founded

in 2003 as Midwest Industrial Funds and rebranded to MWI Property Group in 2024, the company leverages its local market relationships to identify select opportunities and approaches every investment with an entrepreneurial and

strategic perspective. MWI Property Group has acquired and developed over 90 industrial properties and its executive team has collectively completed over 75 million square feet of industrial transactions in 35 states.



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