



**ARES
INDUSTRIAL
MANAGEMENT**

CORPORATE IC

20W345 101ST STREET, LEMONT, ILLINOIS 60439

130,976 SQ FT For Sale or Lease | Industrial Facility | Lease Available November 2025

FOR SALE OR LEASE



BUILDING HIGHLIGHTS

- 130,976 SF Available (divisible)
- 9,714 SF North Office
- 7,366 SF South Office
- 113,896 SF Warehouse
- 20' Clear Ceiling Height
- Twelve (12) Interior Docks
- One (1) Drive-in Door (10' x14')
- ±140 Car Parking Stalls
- Partially Air Conditioned
- 4,600 amps (building total)

TERRY GRAPENTHIN

9450 W Bryn Mawr, Ste. 550
Rosemont, IL 60018
773-355-3042

RYAN EARLEY

9450 W Bryn Mawr, Ste. 550
Rosemont, IL 60018
773-355-3020



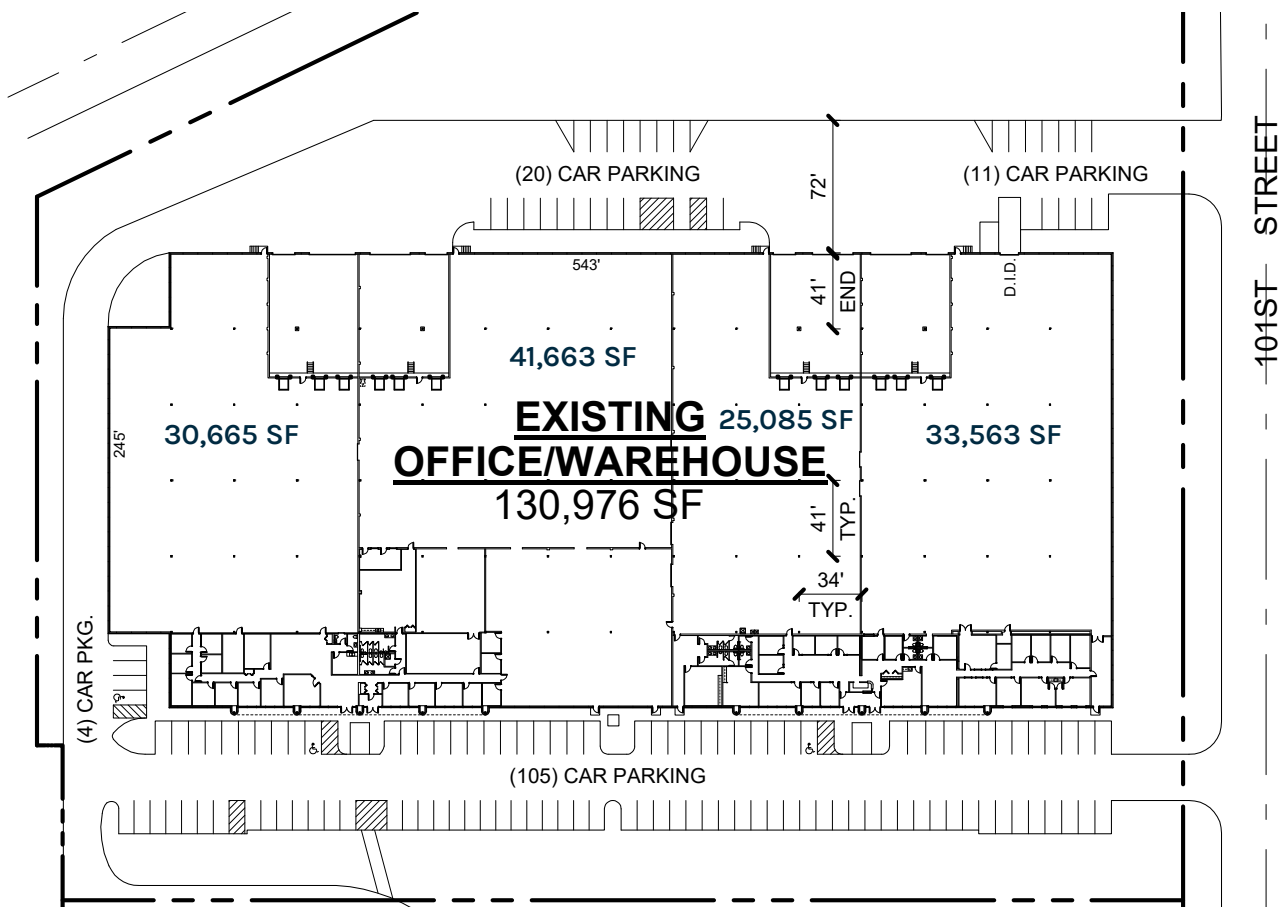


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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



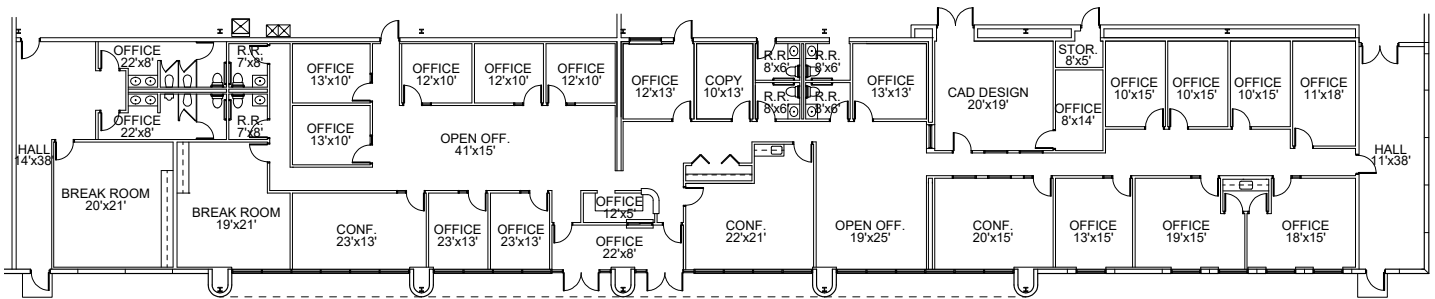
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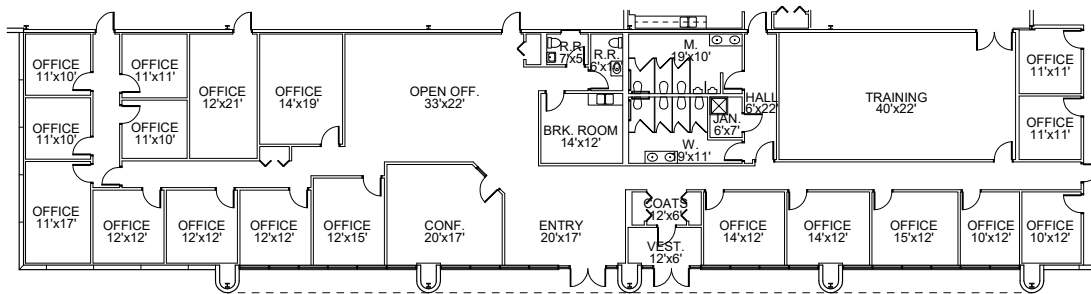
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130,976 Leasable SQ FT | Industrial Facility

NORTH - OFFICE PLAN



SOUTH - OFFICE PLAN



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