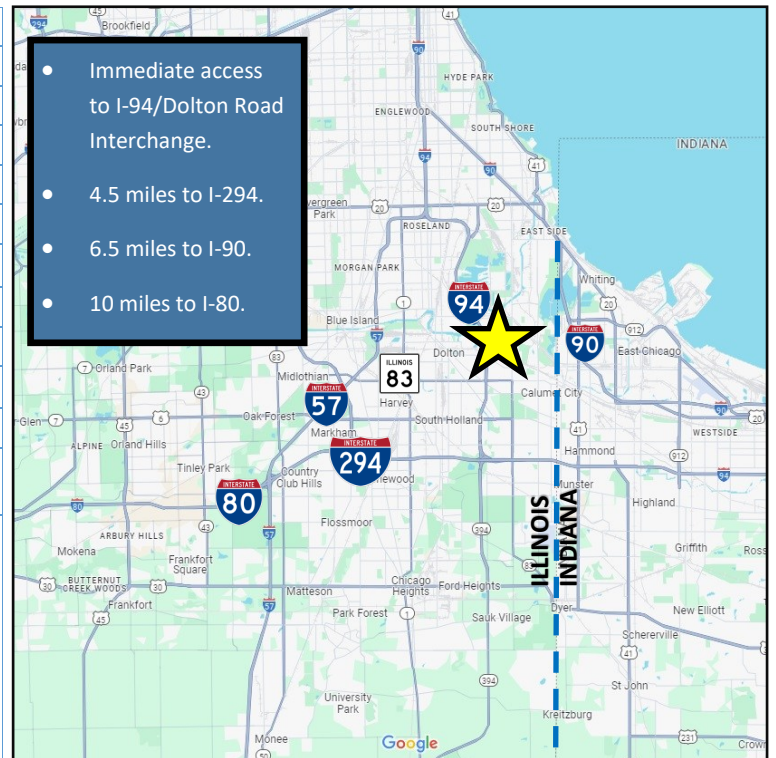


### Large Industrial Landsite with Small Building—Direct Access to I-94 FOR SALE OR LEASE: 7-Acres of Land with ±12,614 SF Building



<b>Building Size:</b>	±12,614 SF (1-Story Building)
<b>Site Size:</b>	307,534 SF (7 Acres Lot)
<b>Sale Price:</b>	\$2,950,000
<b>Lease Price:</b>	\$30,000 Monthly, NNN
<b>Taxes (2023):</b>	\$84,908.39
<b>Loading Docks:</b>	5 Exterior Truck Docks
<b>Clear Height:</b>	16'
<b>Power:</b>	400-600 Amps / 480 Volts / 3-Phase
<b>Utilities:</b>	Heating
<b>Year Built:</b>	1967- Renovated in 2022
<b>Zoning:</b>	M-2 (Heavy Industrial Approved)
<b>Incentives:</b>	Sibley/Torrence/State TIF District, Enterprise Zone, Opportunity Zone
<b>Details:</b>	<ul style="list-style-type: none"> <li>• Hard to find 7-acres land accommodating a wide range of users from storage to service based operators.</li> <li>• Highly secure, fenced lot.</li> <li>• Immediate access to I-94 Dolton Road interchange.</li> </ul>



**Parcel Number:**

29-01-300-045-0000



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## Photos



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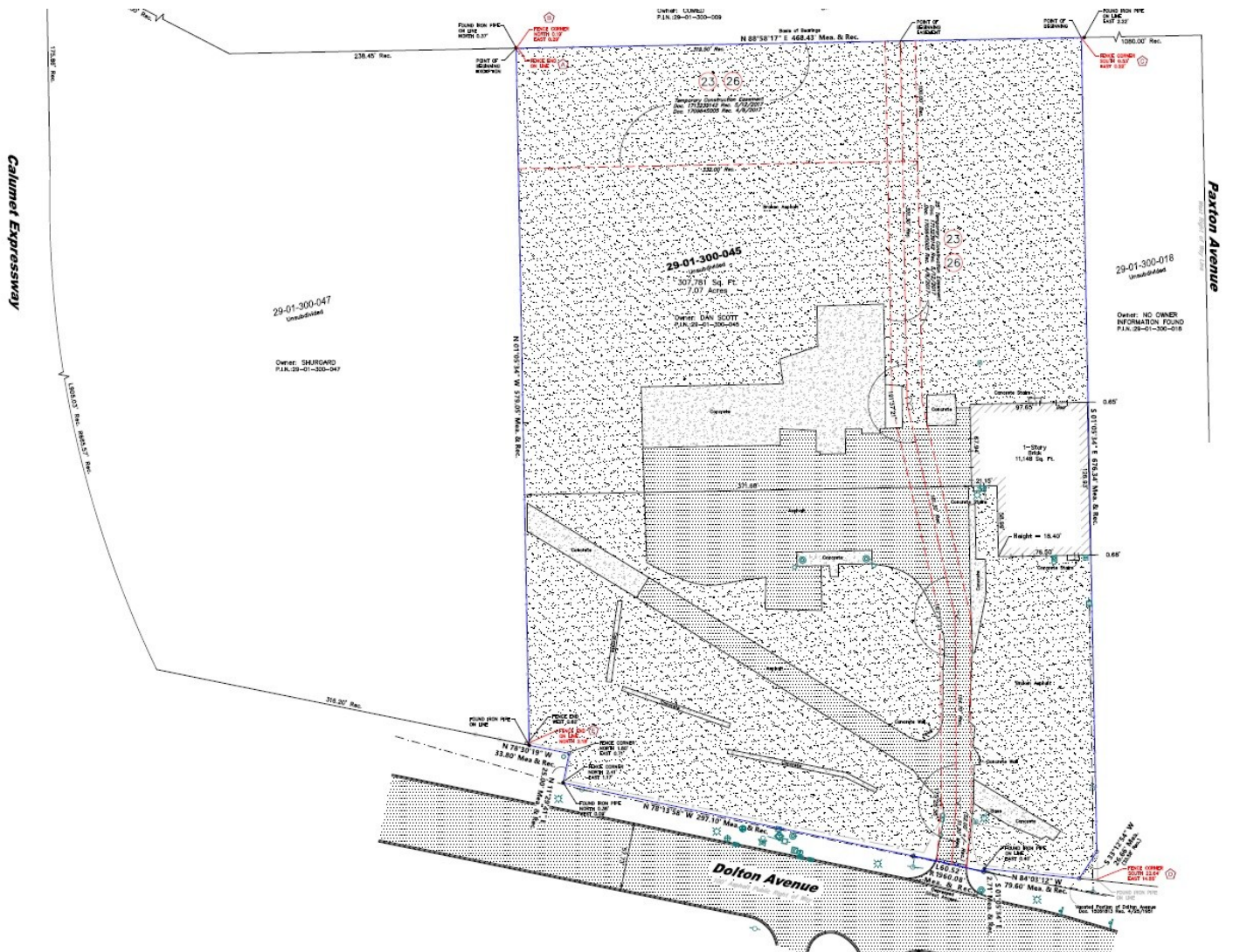
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### Survey



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