

CRANE & RAIL BUILDING FOR LEASE OR SALE

300 JOE ORR ROAD, CHICAGO HEIGHTS, IL 60411



OFFERING SUMMARY

BUILDING SF	223,517 SF (Divisible)
LOT SIZE	18 Acres
OFFICE SF	8,064 SF (To-suit)
CEILING HEIGHT	16' - 36' Clear
LOADING	10 Drive-in doors & 9 Exterior Docks
POWER	6000A; 3-phase
YEAR BUILT	1957; Renovated 1972
REAL ESTATE TAXES	\$0.53 psf
LEASE RATE	\$6.75 psf MG
SALE PRICE	Subject to Offer

PROPERTY HIGHLIGHTS

- Hard to Find Freestanding Industrial Facility
- Rail (Union Pacific)
- 18 Cranes (up to 30-ton capacity) with RF Remote
 - » (2) 3-ton
 - » (3) 5-ton
 - » (3) 10-ton
 - » (3) 15-ton
 - » (2) 20-ton
 - » (4) 25-ton
 - » (1) 30-ton
- 4,000 SF of Warehouse Offices, Break Room, Locker Room and Washrooms
- Truck Scale
- Heavy M-3 Zoning
- Located in an Enterprise Zone

RECENT IMPROVEMENTS INCLUDE

- Complete New Roof with Warranty
- New LED Lighting
- New Truck Docks
- New Underground Sewer
- Updated Locker Room

EDWARD WABICK, SIOR | Principal | 773.714.2141 | ewabick@darwinpw.com
TOMMY ENGEL | Associate | 630.993.3863 | tengel@darwinpw.com



CRANE & RAIL BUILDING FOR LEASE OR SALE

300 JOE ORR ROAD, CHICAGO HEIGHTS, IL 60411

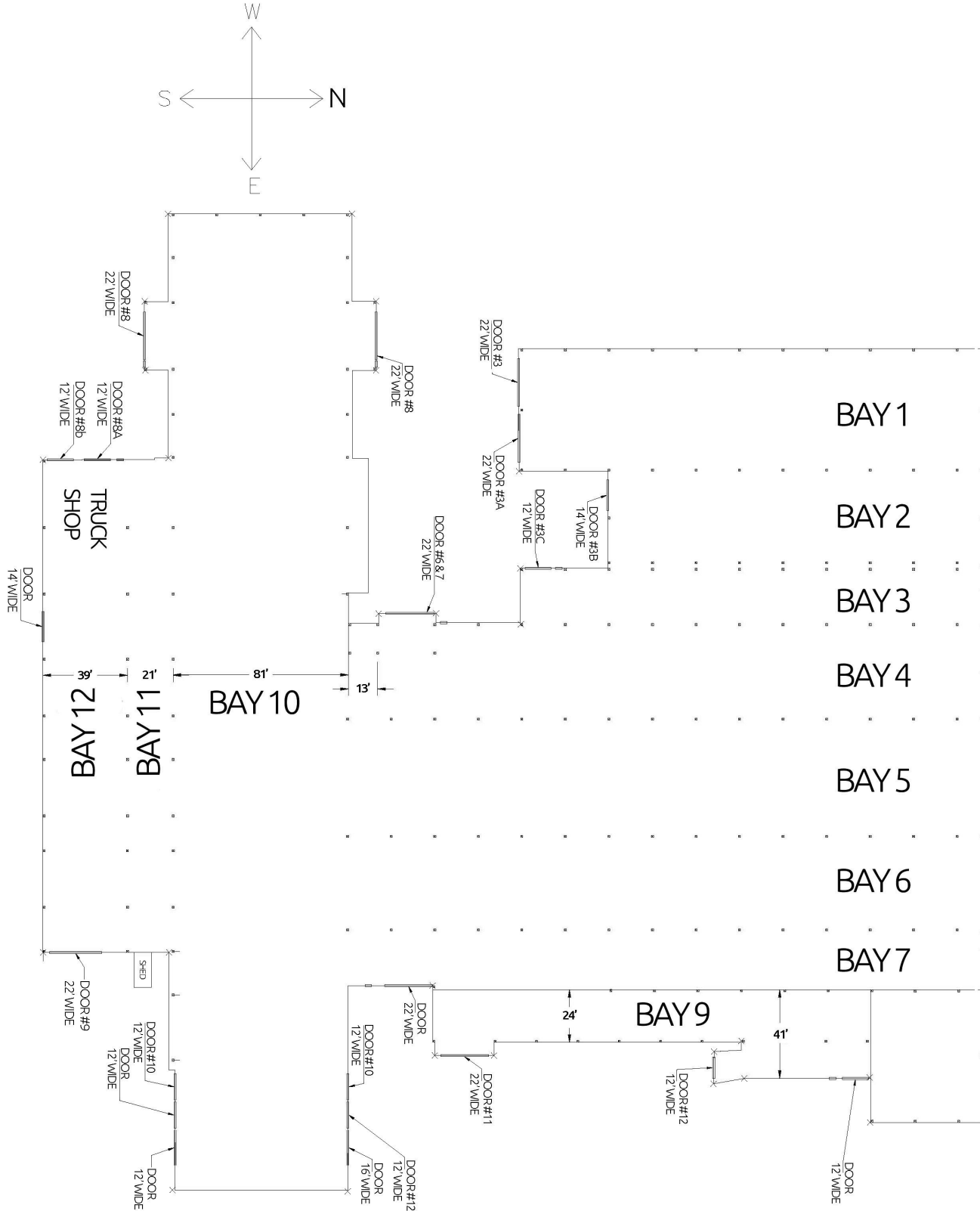


EDWARD WABICK, SIOR | Principal | 773.714.2141 | ewabick@darwinpw.com
TOMMY ENGEL | Associate | 630.993.3863 | tengel@darwinpw.com



970 N. Oaklawn Avenue, Suite 100 | Elmhurst, IL 60126 | Tel: 630-782-9520 | Fax: 630-782-9531 | darwinpw.com
Submitted subject to error, change in status, or withdrawal without notice.

300 JOE ORR ROAD, CHICAGO HEIGHTS, IL 60411



CRANE & RAIL BUILDING FOR LEASE OR SALE

300 JOE ORR ROAD, CHICAGO HEIGHTS, IL 60411



R E A L T Y



EDWARD WABICK, SIOR | Principal | 773.714.2141 | ewabick@darwinpw.com
TOMMY ENGEL | Associate | 630.993.3863 | tengel@darwinpw.com



970 N. Oaklawn Avenue, Suite 100 | Elmhurst, IL 60126 | Tel: 630-782-9520 | Fax: 630-782-9531 | darwinpw.com
Submitted subject to error, change in status, or withdrawal without notice.

CRANE & RAIL BUILDING FOR LEASE OR SALE

300 JOE ORR ROAD, CHICAGO HEIGHTS, IL 60411



CORPORATE NEIGHBORS

EDWARD WABICK, SIOR | Principal | 773.714.2141 | ewabick@darwinpw.com
TOMMY ENGEL | Associate | 630.993.3863 | tengel@darwinpw.com



970 N. Oaklawn Avenue, Suite 100 | Elmhurst, IL 60126 | Tel: 630-782-9520 | Fax: 630-782-9531 | darwinpw.com
Submitted subject to error, change in status, or withdrawal without notice.



DARWINPW

R E A L T Y

CORFAC International