

For Sale or Lease

**130 W. Armory Drive
South Holland, IL**

BUILDING SIZE:	9,994 SF
LOT SIZE:	1.15 ACRES
OFFICE:	5,600 SF
WAREHOUSE:	4,000 SF
TRUCK LOADING:	1 DOCK 1 DRIVE-IN DOOR
CEILING HEIGHT:	13'
PARKING:	25 SPACES
DATE BUILT:	1990
ZONING:	LIGHT INDUSTRIAL
POWER:	200 AMPS, 240V, 3-PHASE
HEATING:	GAS FORCED
LEASE RATE:	SUBJECT TO OFFER
SALE PRICE:	\$650,000

**AVAILABLE:
9,994 SF**



**Available
Immediately**



**Corner Lot
Exposure on
Vincennes Ave.
& Armory Dr.**



**Eligible for
Class 8A Tax
Incentive**



**I-294 & I-80
Access via
Halsted St.**

Presented By:



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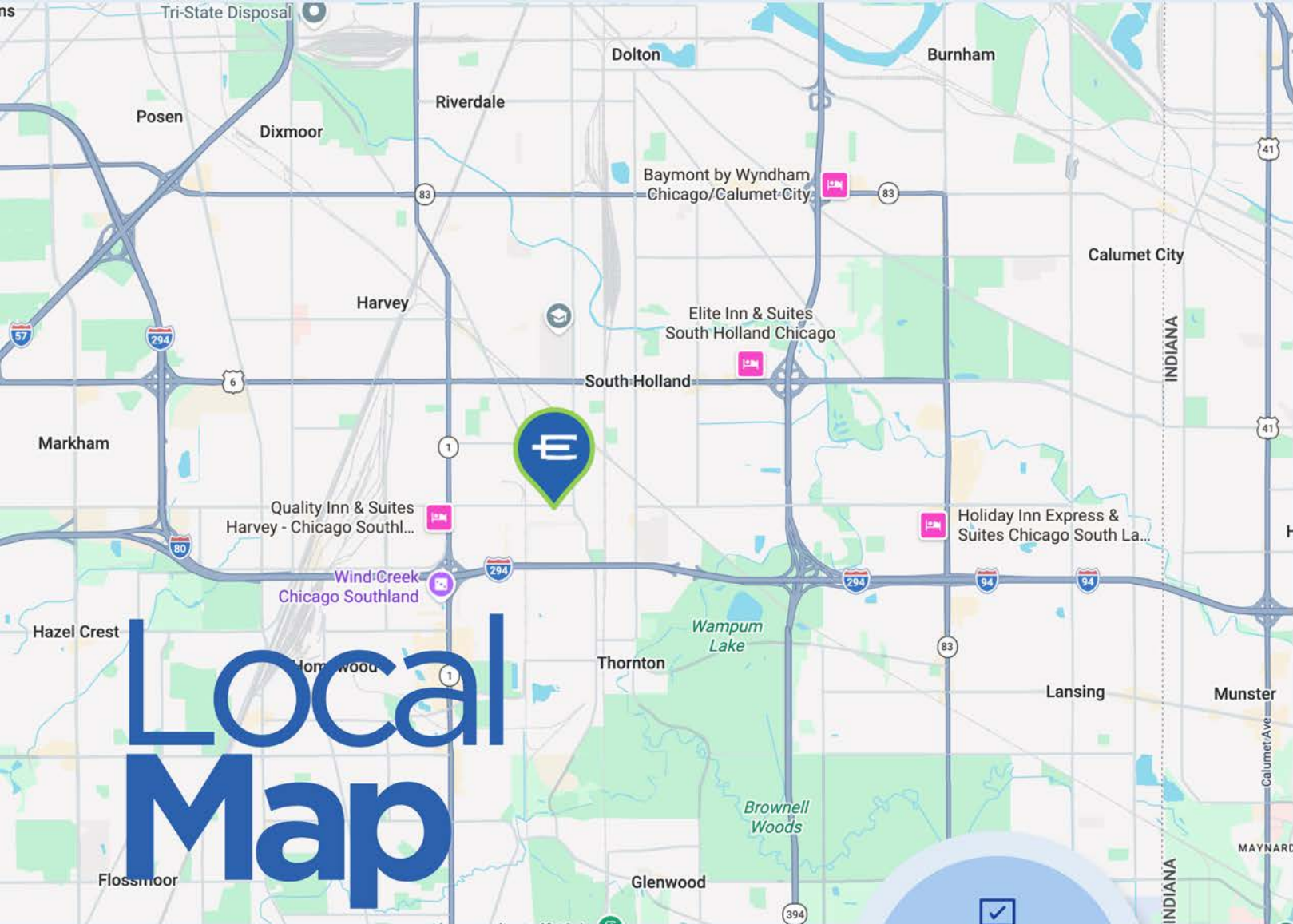
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entrecommercial.com

Property Photos





Local Map

130 W, Armory Drive
South Holland, IL



**Access to
I-294 & I-
80 via
Halsted**



**Corner
Lot
Exposure**



**Skilled
Labor
Force**



Location



Cook County

Situated at the core of the Chicago metropolitan area, Cook County offers unmatched access to global markets, world-class transportation networks, and a deep, diverse talent pool. With a robust economic base, thriving urban centers, established industrial districts, and strong infrastructure, the region supports innovation, expansion, and long-term business success.



Diverse Industry Mix

A broad economic base spans finance, technology, healthcare, logistics, manufacturing, and creative industries—driving stability and opportunity.



Educated Workforce

A deep talent pipeline supported by leading universities and specialized training programs equips employers with highly skilled professionals.



Extensive Transportation

Global connectivity is powered by major interstates, extensive public transit, freight networks, and two international airports.



Varied Housing Options

From vibrant city neighborhoods to quiet suburban areas, the region offers housing to fit different lifestyles, needs, and budgets.



Excellent Quality of Life

Rich cultural attractions, renowned dining, expansive parks, and top-tier entertainment create a dynamic, livable environment.



Reliable Utilities

Established infrastructure and strong service providers deliver consistent, dependable utilities that support growth and development.



Medical and Healthcare Facilities

Home to nationally recognized hospitals, research centers, and specialty clinics, the region offers comprehensive, advanced healthcare.



Business Friendly Communities

Local governments promote investment through development resources, strategic incentives, and supportive economic partnerships.



**Exclusively
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Commercial Realty LLC

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