

PRICE REDUCTION!

For Sale

7,200 SF
Truck Maintenance
Facility

11540 S Central Avenue
Alsip, IL 60803

One Oakbrook Terrace
Suite 400
Oakbrook Terrace, Illinois 60181
+1 630 932 1234

hiffman.com

BUILDING SIZE:	7,200 SF 1 st Floor: 6,300 SF 2 nd Floor: 900 SF
OFFICE SIZE:	1 st Floor: 900 SF (supply & storage) 2 nd Floor: 900 SF (kitchenette & shower)
SITE SIZE:	1.81 acres (224' x 351')
LOADING:	7 doors (15' x 14')
CLEAR HEIGHT:	22' in garage
BAYS:	5 bays
SPRINKLER:	Yes
POWER:	400 amps; 3-phase
CAR PARKING:	11 spaces
TRAILER PARKING:	50 truck stalls (overnight permitted)
RE TAXES:	\$103,705.97 (2024)
SALE PRICE:	Subject to Offer

HIGHLIGHTS:

- Spray booth
- Includes all equipment
- Built in 2021 - new building
- 2nd Floor (kitchenette + shower)
- 2 Miles via W 122nd St to I-294 four-way interchange



7,200 SF
BUILDING



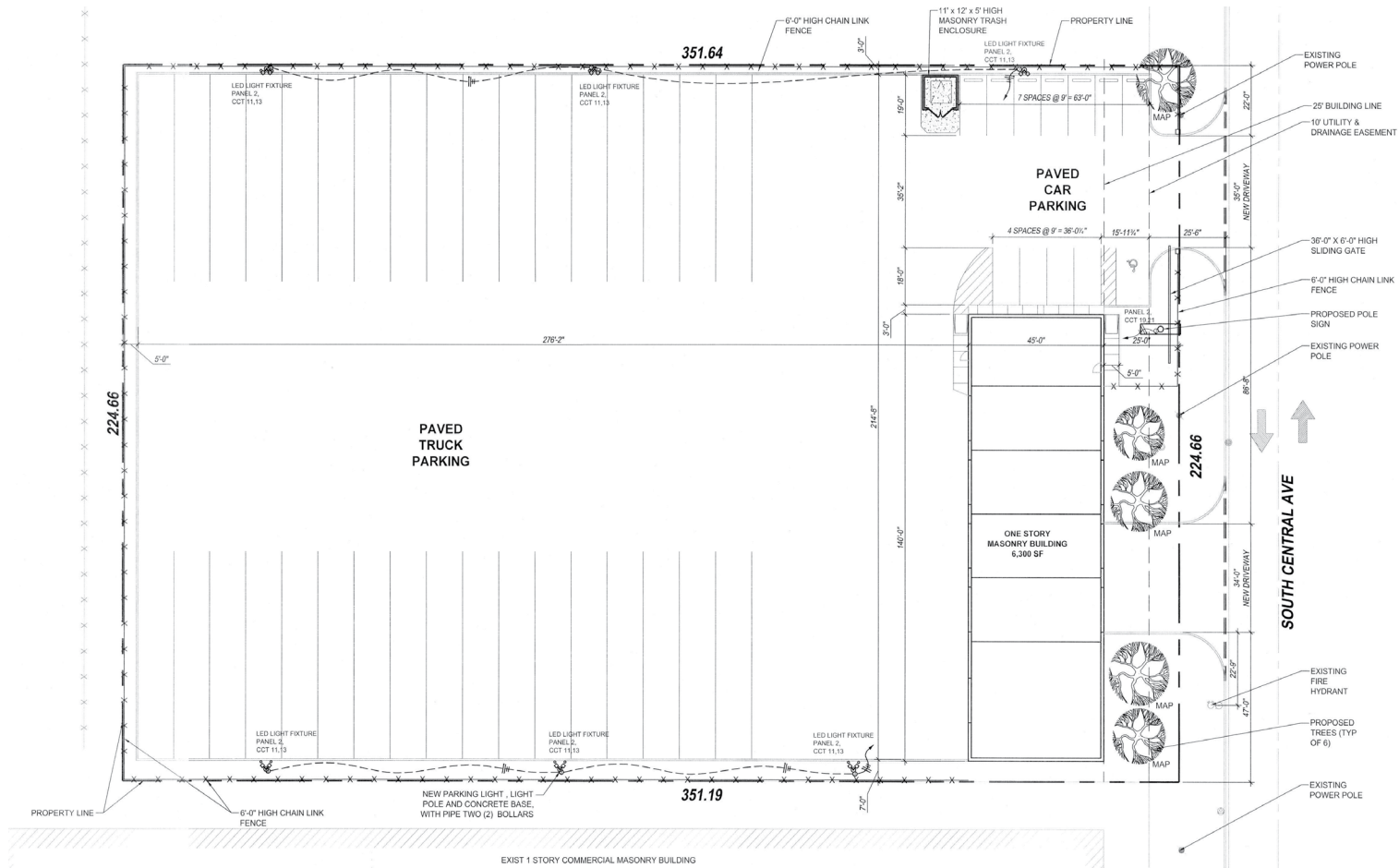
1.81 ACRE
SITE

Contact

Lawrence R. Much, SIOR
630 691 0606
lmuch@hiffman.com

Nick Feczko
630 693 0668
nfezko@hiffman.com

SITE PLAN



Contact

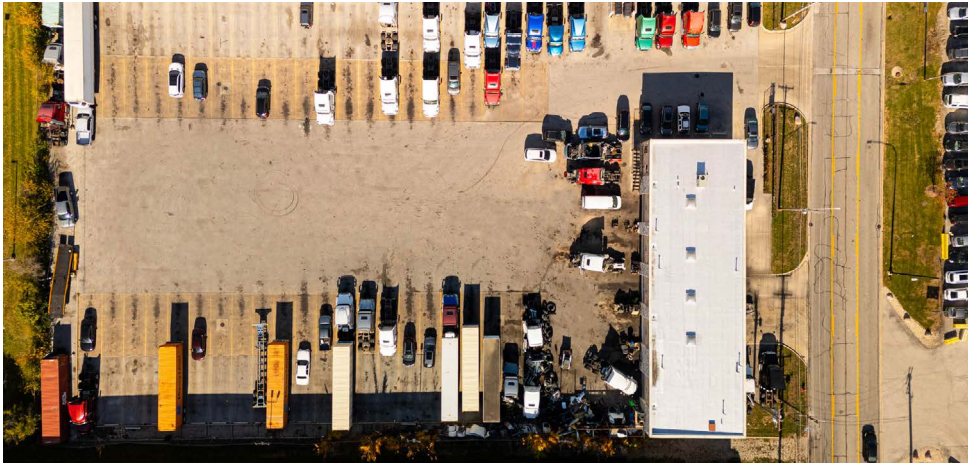
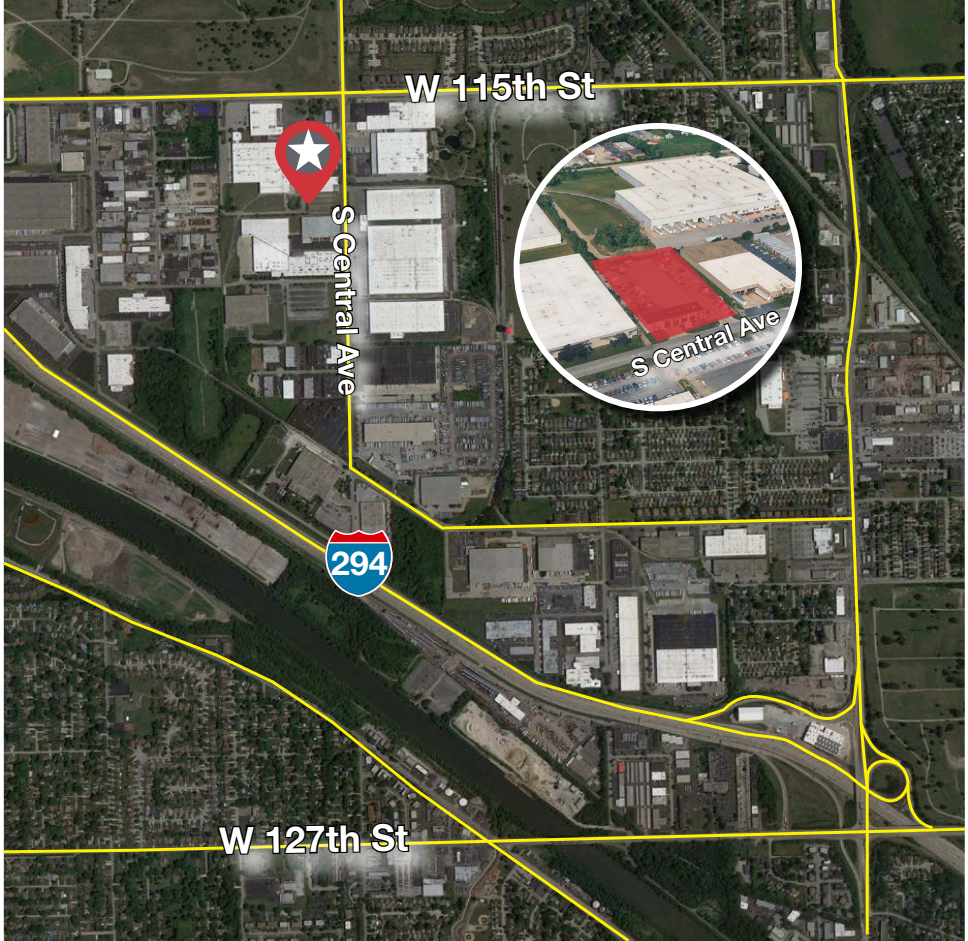
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COOK COUNTY LOCATION

Immediate Availability: 7,200 SF Industrial Building on 1.81 acres.
2 miles via W 122nd St to I-294 four-way interchange. Just 7.8 miles to Chicago Midway International Airport.



LOCATION MAP

