

# LEASE

## TRUCK REPAIR SHOP FOR LEASE (UNIT A OR B)

21740 Lincoln Highway Lynwood, IL 60411



### OFFERING SUMMARY

Lease Rate:	\$15,000.00 per month (Gross)
Building Size:	18,000 SF
Available SF:	9,000 SF
Number of Units:	2
Price / SF:	\$0.00
Renovated:	2025
Zoning:	LM
Market:	Chicago South

### PROPERTY OVERVIEW

Unit B Available now, Truck Repair Shop for Lease (Unit A) Available November 1st / 5 Double Bays 100' Deep. The 5 New Shop doors are 14'T x 16"W. Main level features parts room, Bathroom and Drivers waiting room. Second level has two nice sized Offices. Electric service is 3 Phase 400 amp & Triple Basin Floor Drains, Ceiling height up to 23.6' . Shop can accommodate 10 Trucks / Trailer combinations for service. This site includes 30 exterior parking spaces for Truck & Trailer and 30 Driver parking spaces. Additional exterior parking spaces are available if needed. Don't miss out on this gated, secure shop and yard space in Lynwood right on US RT 30 with easy access to IL -394 & i-80 / 94. UNIT B Available Now same as Unit A / Unit 1 also available. Call for details.

### PROPERTY HIGHLIGHTS

- 30 Truck Trailer Parking Spaces Included in Rent / Gated Facility on RT 30
- New Garage Doors 14' Tall x 16' W

**Ken Peach**  
(708) 764-2890



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### PROPERTY DESCRIPTION

Truck Repair Shop and Office with exterior parking

### LOCATION DESCRIPTION

35 Minutes South of Chicago

### SITE DESCRIPTION

Gated property just east of I-394 with easy access.

### POWER DESCRIPTION

3 Phase 440 Volt

### LEASE RATE

Lease Rates

**UNIT A or UNIT B** 9,000 sf available for with a Gross lease rate of \$12.00 sf /\$9,000.00 per month

Plus, Thirty Truck parking spaces @ \$200 per truck or \$6,000.00 per month.

LEASE RATE TOTAL \$15,000.00 per month.

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**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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## TRUCK REPAIR SHOP FOR LEASE UNIT A AND OR UNIT B

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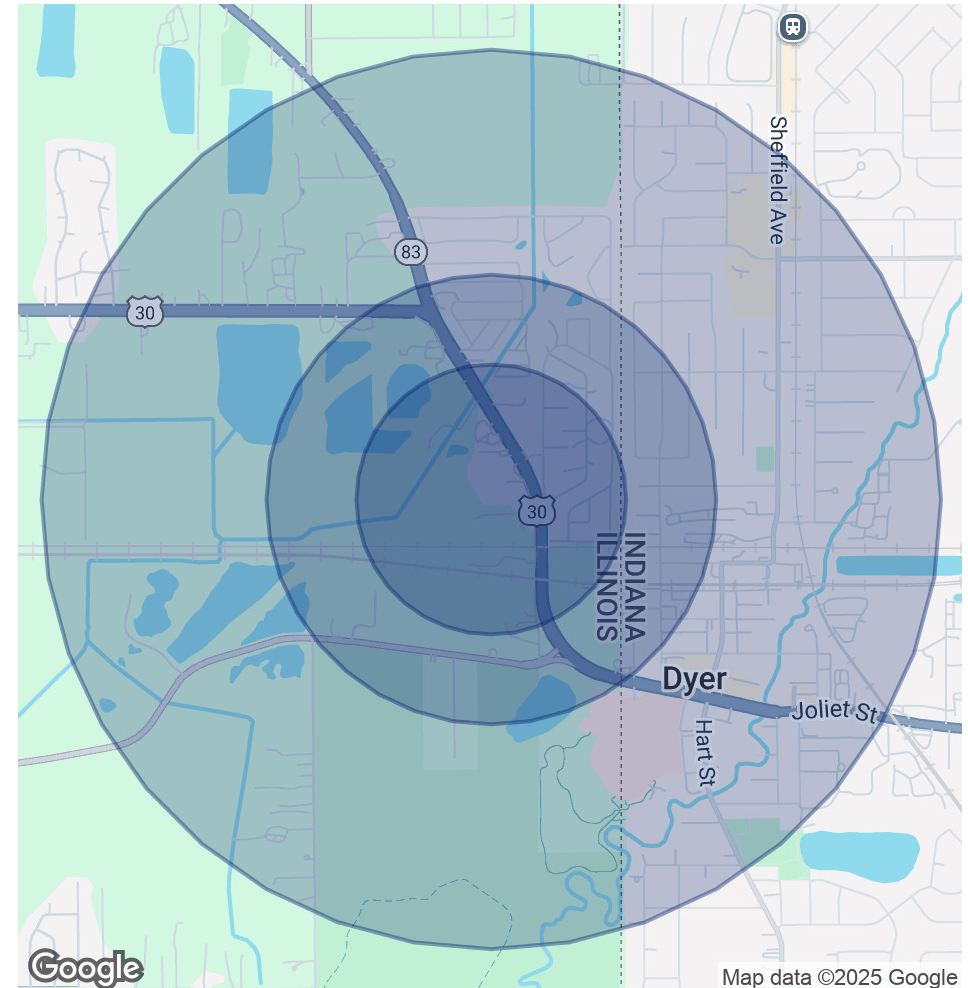
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	371	1,723	4,639
Average Age	39	40	42
Average Age (Male)	38	39	41
Average Age (Female)	41	42	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	151	705	1,893
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$90,647	\$88,262	\$91,764
Average House Value	\$144,687	\$177,256	\$227,749

### TRAFFIC COUNTS

RT 30 & RT 83 /day

Demographics data derived from AlphaMap



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