



## Property Details

Total Building Size	281,847 SF
Available for Lease or Sale as a condo	72,712 SF
Site Size	12.63 Acres
Office Size	Unit 1: +/- 4,000 SF Unit 2: +/- 1,000 SF
Ceiling Height	22' clear
Docks	16 exterior
Drive-in Doors	3 DID
Lighting:	LED motion sensor
Power:	Unit 1: +/- 1,000a/480v Unit 2: 600a/480v
Sprinkler:	ESFR
Year Built	1963
Lease Price	\$7.95/SF Gross
Sale Price	\$10,900,000
Comments	2.07 acres of additional trailer parking 55 potential trailer positions Site may be paved, fenced, lit and/or gated

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**480 E. Lincoln Hwy. | Chicago Heights, IL**



**FOR LEASE OR SALE**

Available SF	72,712 SF
Site Size	12.63 Acres
Office	4,000 SF
Ceiling Height	22' clear
Docks	7 exterior
Drive-in Doors	1 DID
Lighting:	LED motion sensor
Power:	600a/480v
Year Built	1963
Lease Rate	\$7.95/SF Gross

# One Day Delivery Map



# A Transportation & Shipping Hub



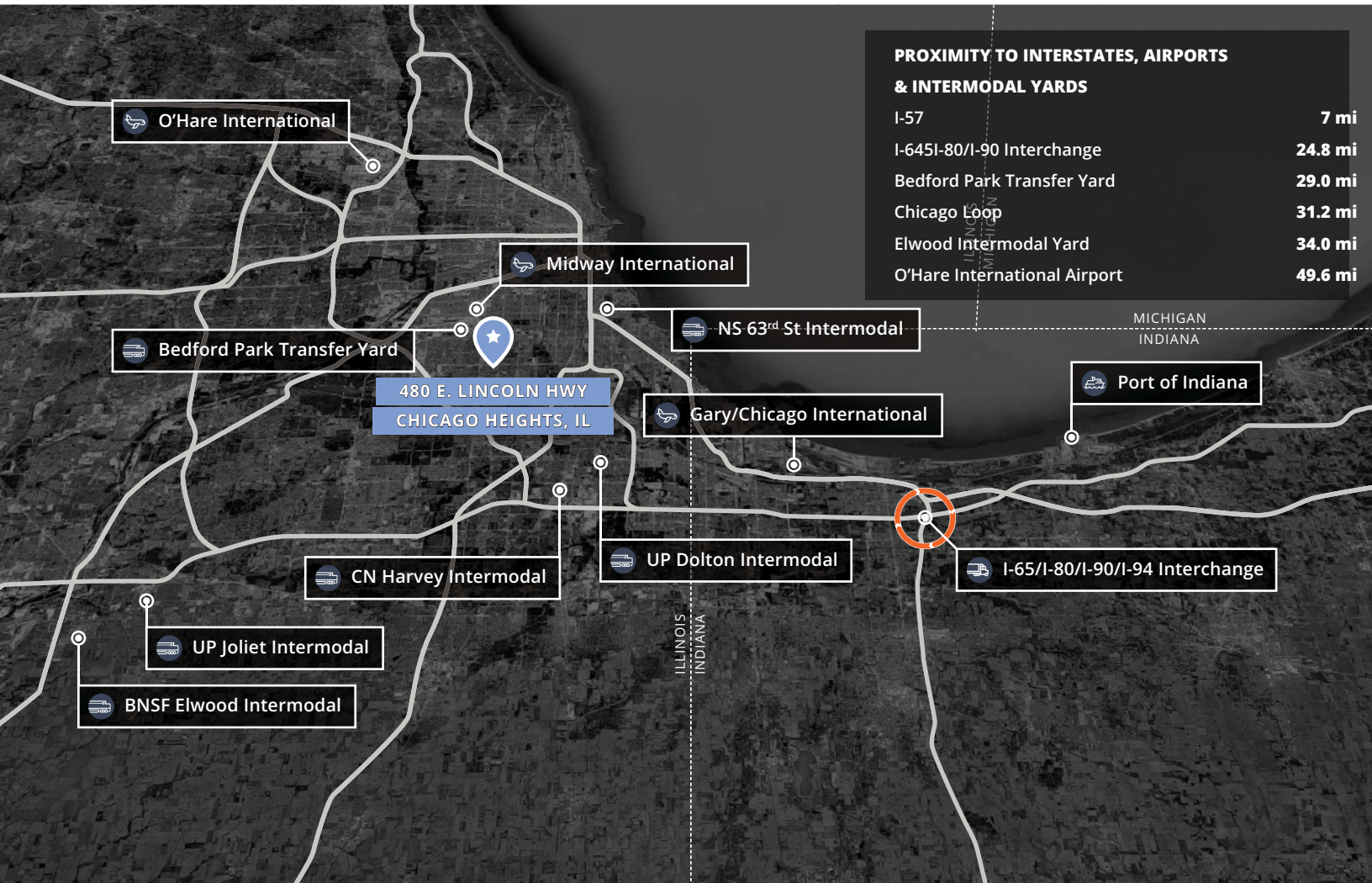
Chicagoland is home to the **largest switching terminal in the U.S.** and six of the seven Class 1 rail lines

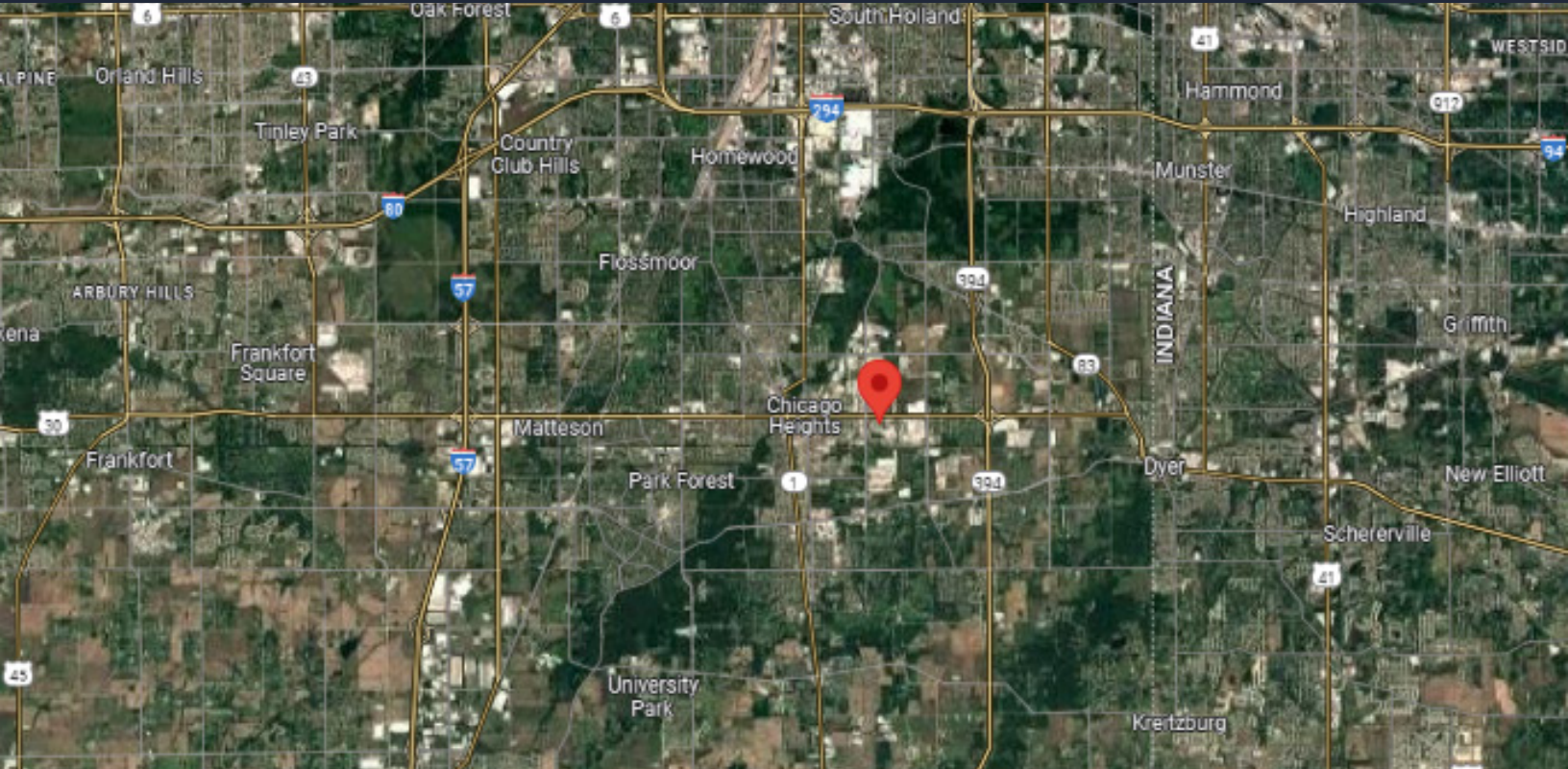


O'Hare International airport has the **4<sup>th</sup> highest volume air freight ports** in the United States



Neighboring Indiana is the national leader in pass-through interstates and **first in shortest distance** to the median center





### For more information, please contact:



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