

Industrial | For Sale or Lease

CBRE

16500 Vincennes Ave South Holland, IL

100,837 SF (Divisible) Industrial Facilities Available for Sale or Lease



16500 Vincennes Ave

16500 Vincennes Ave | South Holland, IL 60409

For Sale or Lease

Property Overview

PROPERTY HIGHLIGHTS

5.5 acre site

3 building complex totaling 100,837 SF

For sale as full complex or buildings can be leased individually

Asking sale price: \$6,950,000

Asking lease rate: \$8.00/PSF/NNN

6B tax incentive renewed in 2024

Current taxes \$200,000 (entire site)

All buildings have LED lighting on motion sensors

Parking lots repaved in 2021, accommodating 100 car parking spaces

2 above ground fuel tanks with electric pumps and nozzles
one 2,000-gallon diesel and one 2,000-gallon gasoline



Property Overview Building A

BUILDING A SPECIFICATIONS

Building Size 46,695 SF

Office SF 6,000 SF

Clear Height 19'

Loading Docks 2 exterior docks

Drive in Doors 3

Column Spacing 40 x 50 columns

Power 1,200 amps @ 240V

Year Built 1999

Lease Rate Subject to offer

Floor drains in place

Fully heated and sprinklered



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Property Overview

Buildings B and C

BUILDING B SPECIFICATIONS

Building Size 42,667 SF
(Divisible to 20,167 SF)

Clear Height 22'

Drive in Doors 5

Power 400 amps @ 240V

Year Built 2015/2018

Lease Rate Subject to offer

Clear span

Fully heated and sprinklered

Existing shop office and restrooms

BUILDING C SPECIFICATIONS

Building Size 8,475 SF

Clear Height 18'

Drive in Doors 2

Year Built 2016

Lease Rate Subject to offer

Not heated or sprinklered



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Interior Photos

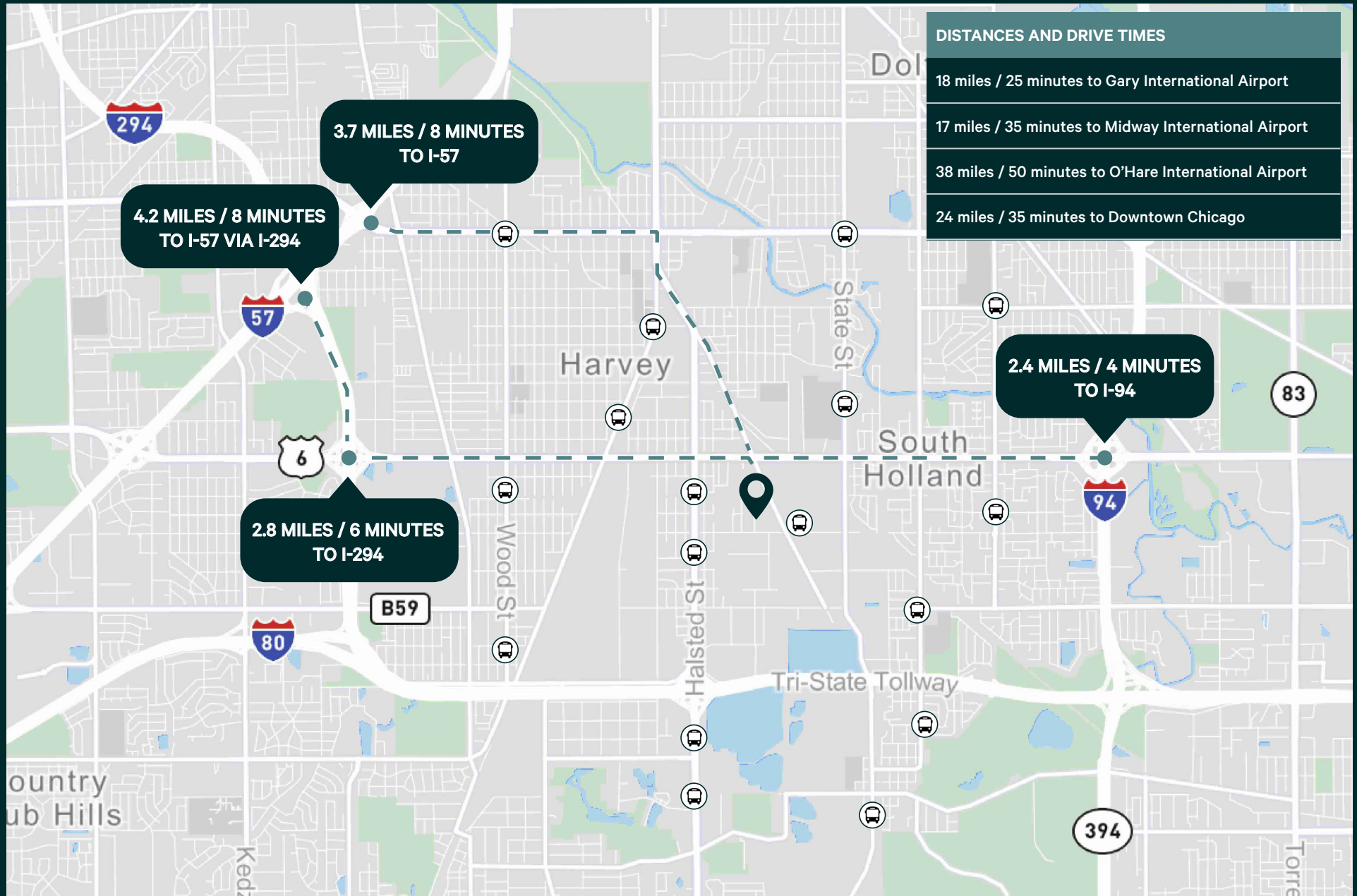


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Access Map

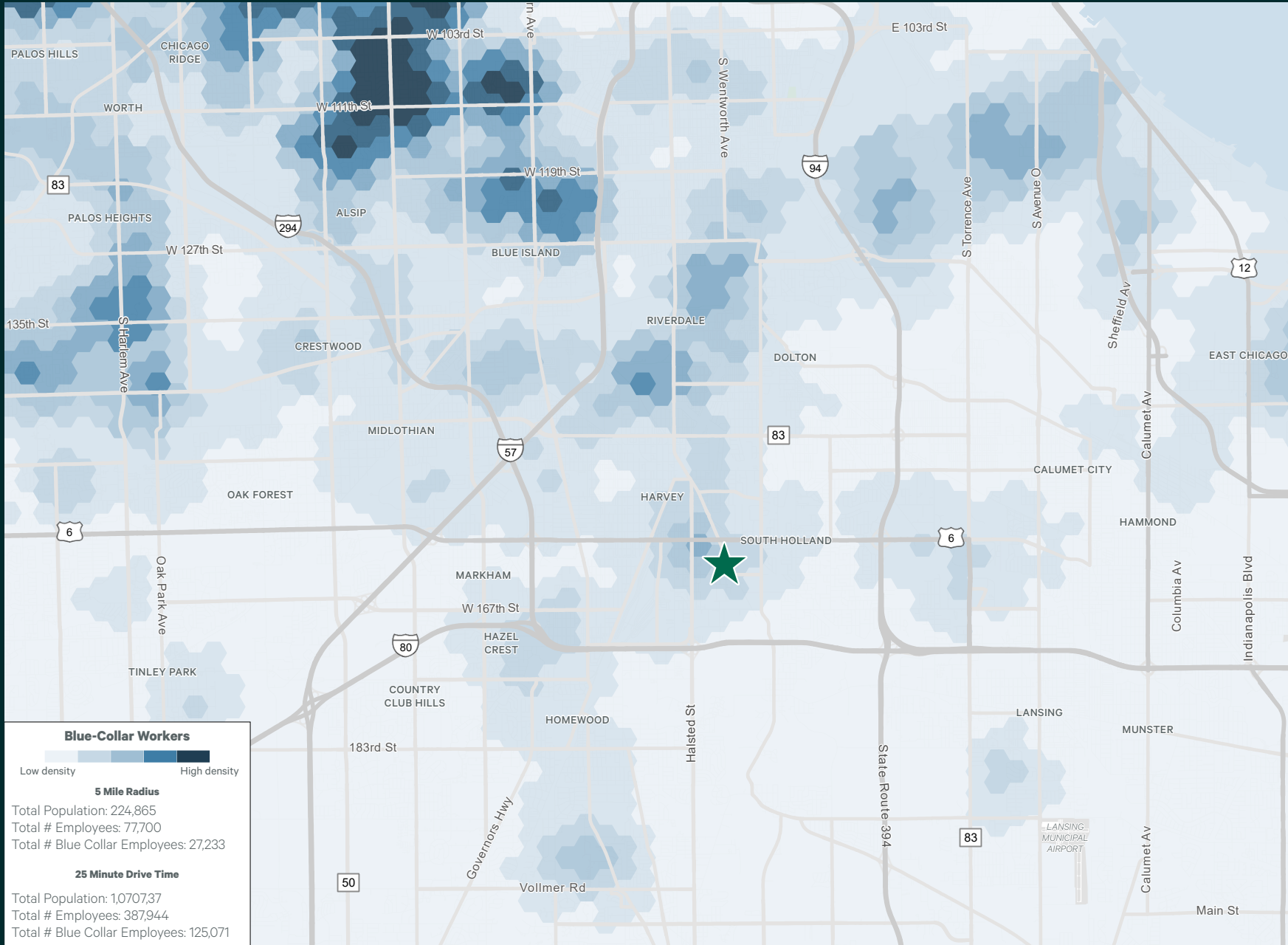


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Labor Overview





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