



**Eprus Group, Inc.**

## **FLEX SPACE FOR LEASE**

**1,172SF**

***Property Address:***

***3325 Louis Sherman Dr.  
Steger, Illinois 60475***

**Eprus Group Inc.**

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# Flex Space Steger, Illinois

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# Flex Space Steger, Illinois

## 1. Property Summary

3325 Holeman Avenue offers a rare small-bay industrial opportunity in one of the South Suburbs' tightest flex markets. The 1,172 SF space sits directly next to Fastenal and benefits from strong visibility, easy truck access, and a highly functional layout suited for a wide range of clean industrial and commercial users.

Steger is a long-established community located approximately 30 miles south of Chicago, with convenient access to I-294, I-94, and the broader Southland industrial corridor. The area continues to attract distribution, service, and light-industrial operators due to its affordability, workforce availability, and limited supply of small, modern industrial bays.

This space is ideal for users seeking efficient operations, excellent loading, and a location that supports both local and regional service coverage.

## Property Highlights

- **1,172 SF small-bay industrial space next to Fastenal**
- **14' x 12' overhead door with 17' clear ceiling height**
- **Highly functional open layout suitable for a wide range of clean industrial uses**
- **Perfect for distribution, assembly, storage, automotive, retail sales, and service operations**
- **Located in a tight, low-vacancy industrial market with strong demand for small spaces**
- **Excellent South Suburban location ~30 miles south of Chicago**
- **Easy access to I-294, I-94, and major regional routes**
- **Well-established community with strong industrial and commercial base**



# Flex Space Steger, Illinois

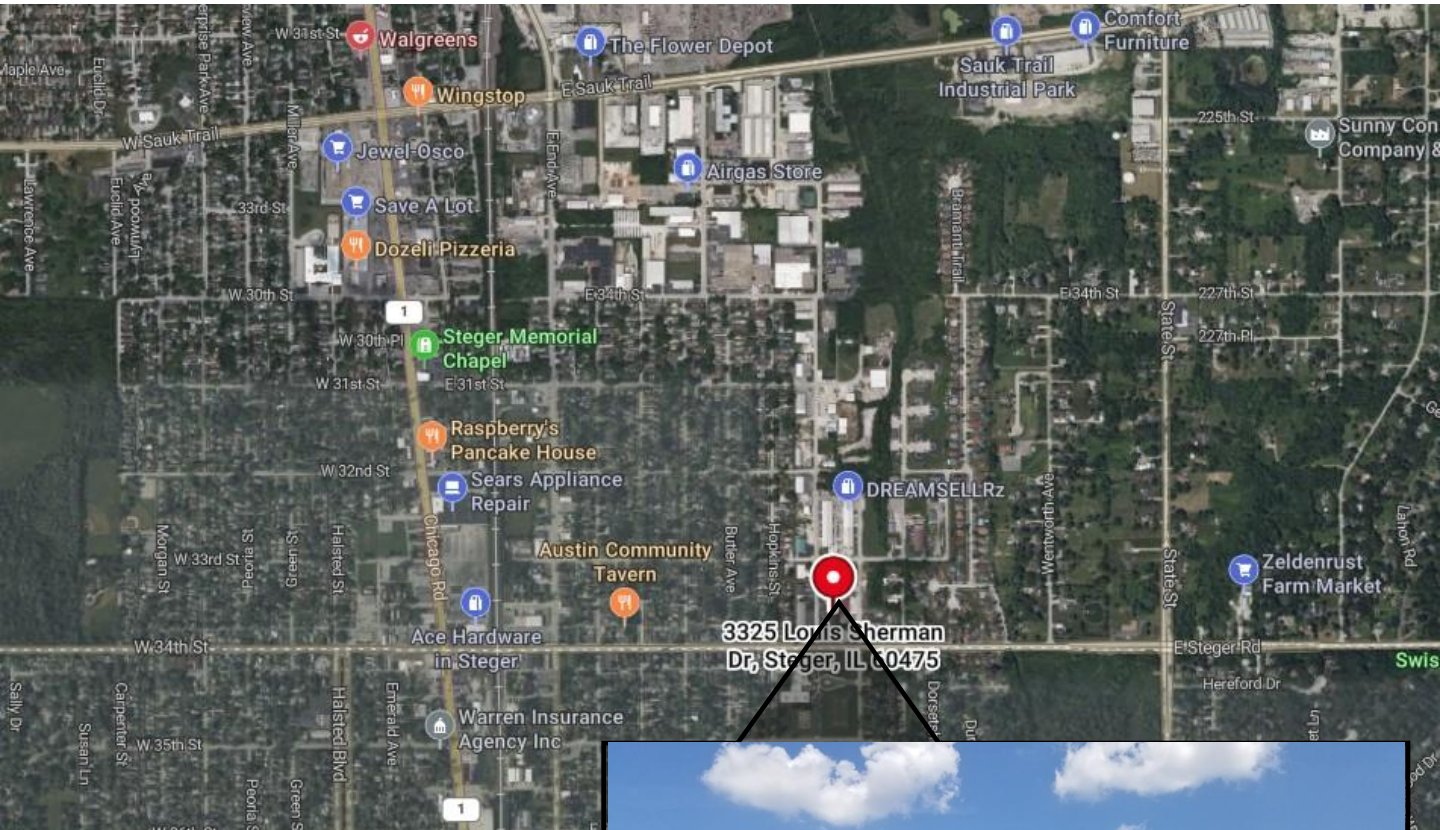
## 2. Industrial Flex Spaces for Lease

<u>Suites</u>	<u>Tenant</u>	<u>Size (SF)</u>
3333	<b>Fastenal</b>	6,220
3325	Available	1,172



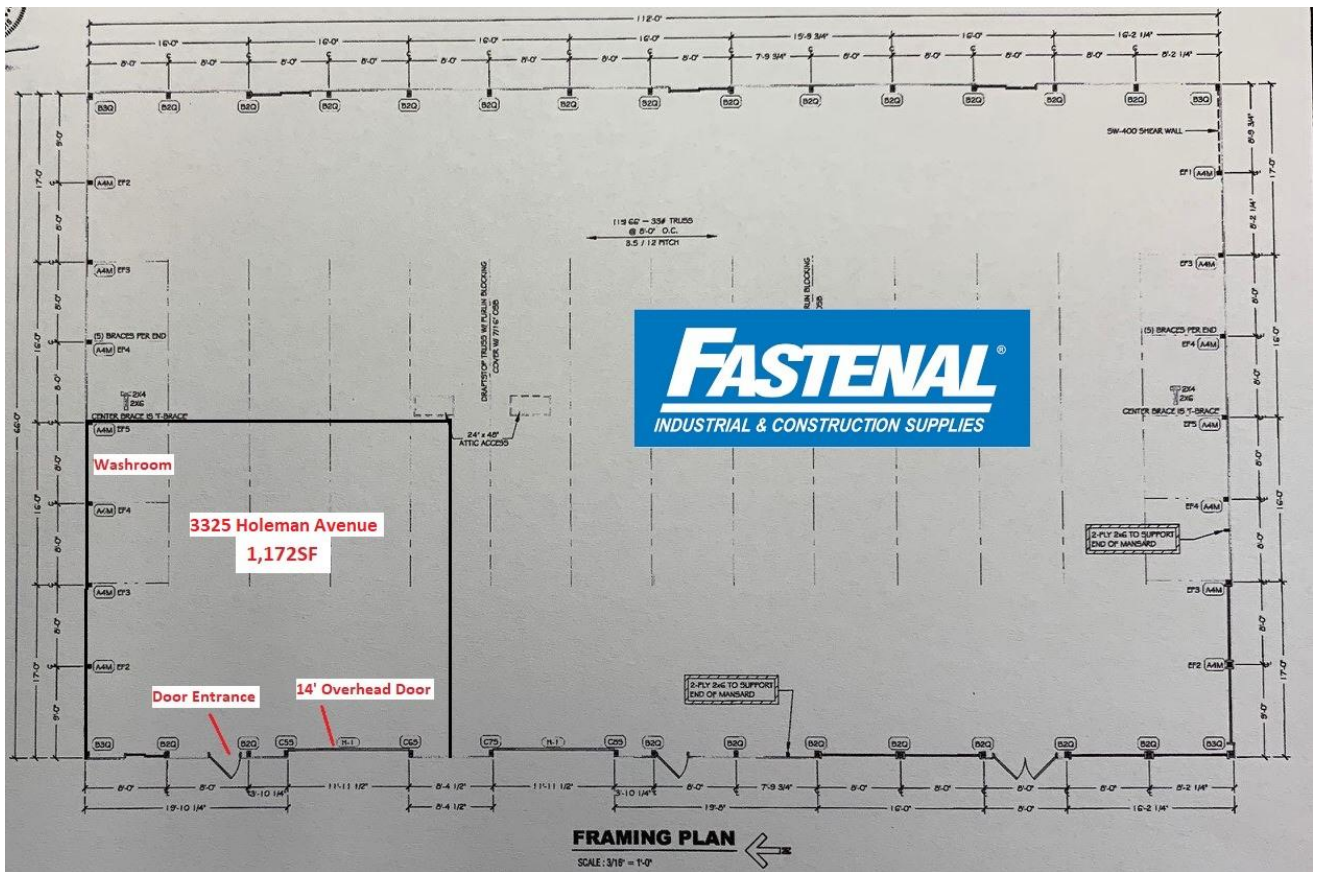
# Flex Space Steger, Illinois

## 3. Location Map



# Flex Space Steger, Illinois

## 4. Floor Plan



# Flex Space Steger, Illinois

## 5. Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	<b>18,600</b>	80,300	<b>161,100</b>
HH Income (Median)	<b>\$72,200</b>	\$65,400	<b>\$74,700</b>
Age (Median)	<b>42</b>	37	<b>40</b>
# of Employees	<b>15,500</b>	<b>63,500</b>	<b>182,300</b>

# Flex Space Steger, Illinois

## Area Employment Categories

### Top Employment Categories

Management, business, science, and arts occupations

Educational services, and health care and social assistance

Manufacturing

Professional, scientific, and management, and administrative, and waste management services

Retail trade

Arts, entertainment, and recreation, and accommodation and food services

Transportation and warehousing, and utilities

Finance and insurance, and real estate, and rental and leasing

Construction

Other services, except public administration

Wholesale trade

Public administration

Information

Agriculture



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