

Chicago Heights Enterprise Center

Up to 200,000sf available on multiple-building industrial campus

Overhead Crane-Served Space

IOS opportunities on +/- 5 acres

317 E. 11th Street

Chicago Heights, Illinois



Overview

Parcel Size:	+/-14 acres
Total Building Size:	+/-200,000sf across multiple buildings
Ceiling Heights:	Up to 40'
Overhead Cranes:	To Suit
Real Estate Taxes:	\$0.70/sf (Class 8)

Features

- Unique Availability of Clear-Span Crane-Served Space
- Extensive restoration project includes new roof, floors, lighting grid, electric and gas service
- Additional land available for outside storage
- Multiple occupancy scenarios offered including long- and short-term leases
- Low RET and occupancy-related expenses
- Separate free-standing 10,500sf office building available
- Heavy Power

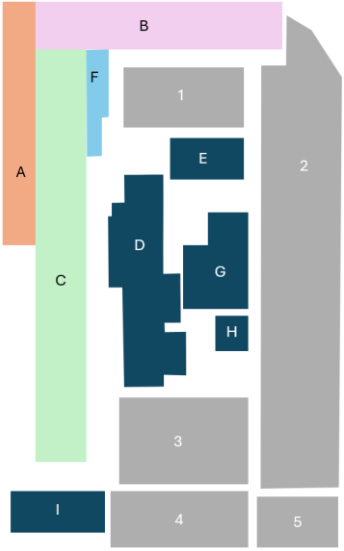
Chicago Heights Enterprise Center

+/-140,000sf Clear-Span/Overhead Crane-Ready Industrial Space

317 E. 11th Street
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BUILDING A B C F

Buildings A B C F



	Estimated Building Area	Dimensions/ Clear Span	Maximum Crane Capacity	Crane Rail Height	Available Power
Building A	30,000sf	453' x 64'	15 ton	33'	2000a
Building C	68,000sf	755' x 82'	20 ton	31'	1000a
Building B	38,000sf	444' x 85'	20 ton	22'	1000a
Building F	5000sf	120' x 45'	5 ton	20'	250a

Features

- Clean, expansive clear-span industrial space
- Buildings A B C are contiguous +/-140,000sf Floor and overhead cranes installed to suit tenant requirements

Ideal Uses:

- **OVERSIZED EQUIPMENT STORAGE**
- **FLEET STORAGE**
- **TRADITIONAL OVERHEAD CRANE USES**
- **STEEL SERVICING**
- **MOTION PICTURE SET/SOUNDSTAGE**

PROPERTY LINKS:   

Chicago Heights Enterprise Center
Clear-Span/Overhead Crane-Ready Industrial Space
+/-140,000sf- Buildings A B C F

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Chicago Southland



BUILDING C



BUILDING C

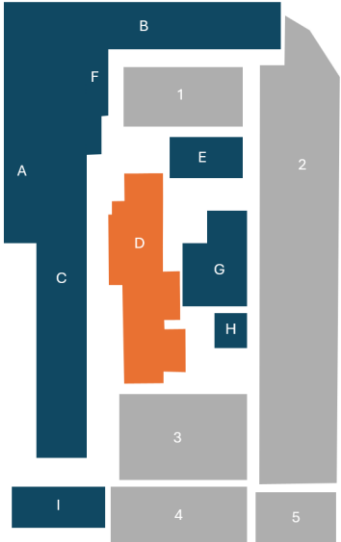
Chicago Heights Enterprise Center

+/-40,000sf Clear-Span/Overhead Crane-Served Industrial Space

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Chicago Heights, Illinois

BUILDING D

Building D



Building Area (sf)	Dimensions/ Clear Span	Existing Overhead Crane Cap	Crane Rail Height	Power
+/-40,000	386' x 67'	15 ton	25'	600a

Features

- Uniquely clean, free-standing clear-span industrial space
- Grade-level access
- 15-ton crane
- Secure campus-like setting
- Low Real Estate Taxes
- Large tracts of outdoor storage available

Ideal Uses:

- CONCRETE FORMING AND FABRICATION
- PIPE DISTRIBUTION
- TRADITIONAL OVERHEAD CRANE USES
- STEEL SERVICING
- LARGE FORMAT DISTRIBUTION
- OVERSIZED EQUIPMENT REPAIR
- MATERIAL HANDLING
- HEAVY MANUFACTURING
- FABRICATION
- MACHINING

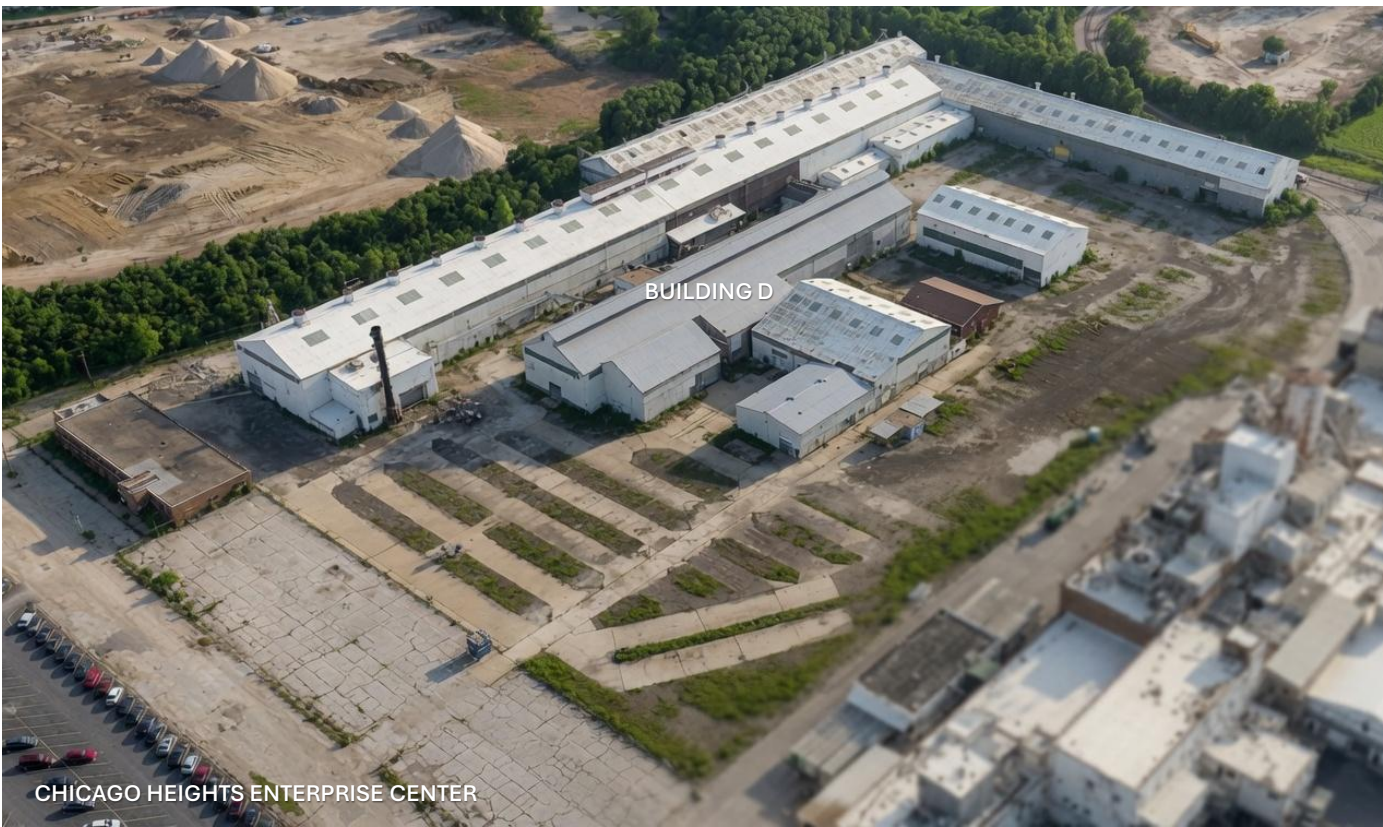
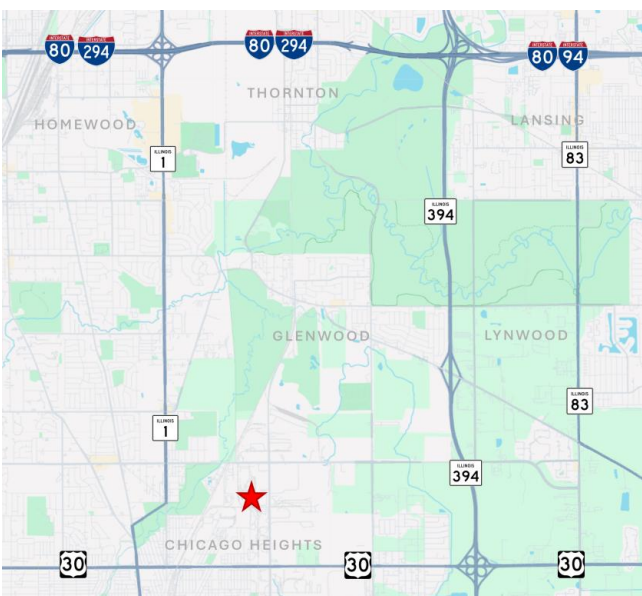
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Chicago Heights Enterprise Center

Clear-Span/Overhead Crane-Served Industrial Space

+/-40,000sf- Building D

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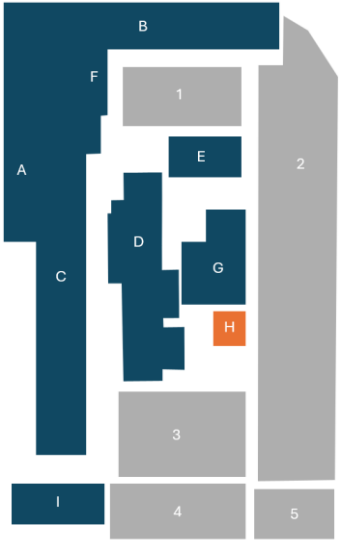
Chicago Heights Enterprise Center

+/-5300sf Freestanding Industrial Building

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BUILDING **H**

Building H



Building Area (sf)	Dimensions	Power
+/-5300	64' x 88'	200a

Features

- Grade-level access
- Contiguous buildings total +/- 20,000sf
- Secure campus-like setting
- Low Real Estate Taxes
- Large tracts of outdoor storage available

Ideal Uses:

- EQUIPMENT REPAIR
- MATERIAL HANDLING
- FABRICATION
- MACHINING

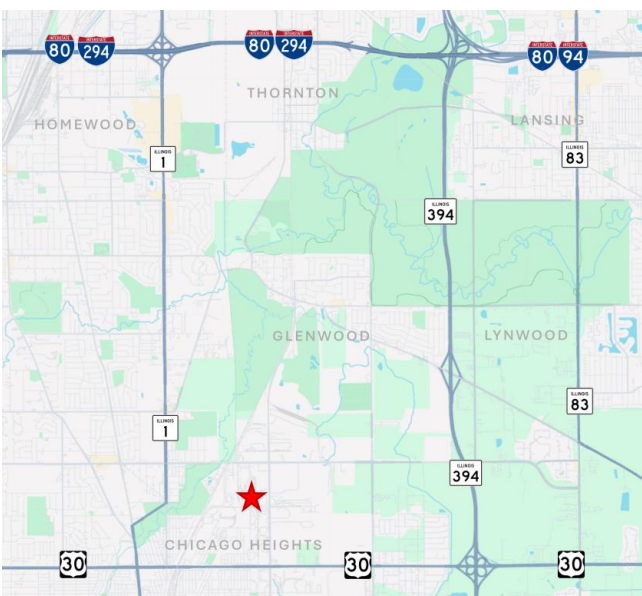
PROPERTY LINKS:   

Chicago Heights Enterprise Center

Freestanding Industrial Building

+/-5300sf- Building H

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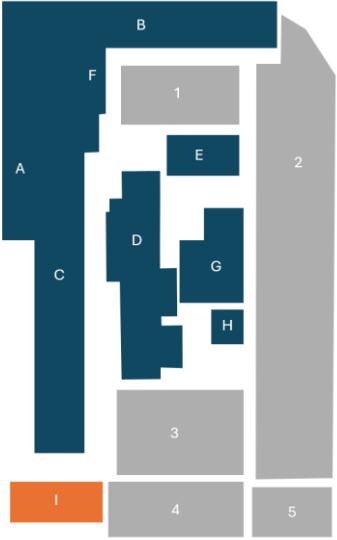


Chicago Heights Enterprise Center +/-10,500sf FREESTANDING OFFICE BUILDING

317 E. 11th Street
Chicago Heights, Illinois

BUILDING I

Building I



Building Area (sf)	Type
10,500sf	Office Building

Features

- Former corporate headquarters
- Grade-level access
- 15-ton crane
- Secure campus-like setting
- Low Real Estate Taxes
- Copious amounts of employee parking

Ideal Uses:

- TRADITIONAL OFFICE
- CORPORATE HEADQUARTERS
- CORPORATE TRAINING FACILITIES
- UNIVERSITIES/SCHOOLS
- FOOD PREPARATION
- STUDIOS
- TECHNOLOGY USES
- INCUBATOR

PROPERTY LINKS:

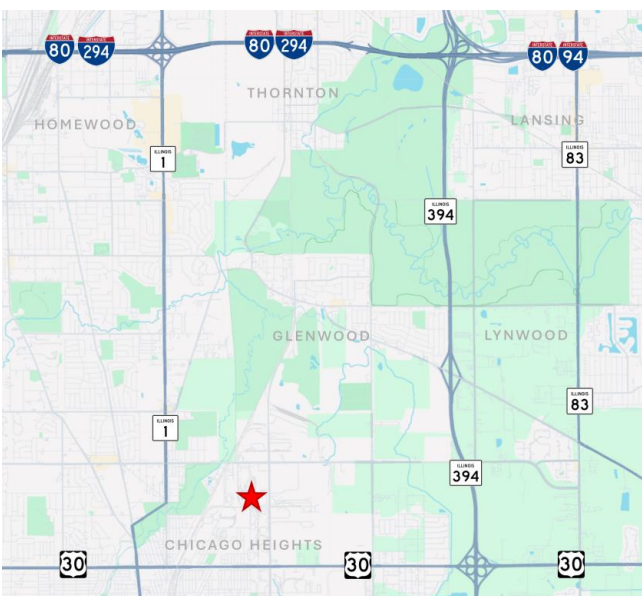
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Freestanding Office Building

+/-10,500sf- Building I

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Secure Exterior Storage Opportunities on +/-5 acres
Fenced, Lit, Partially Paved

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LOTS 1-5

Vacant Land



	Estimated Area	Dimensions	Previous Use
Lot 1	½ acre	280' x 115'	General Storage
Lot 2	2.5 acres	760' x 150'	Material Laydown
Lot 3	½ acre	230' x 160'	Material Laydown
Lot 4	1/3 acre	250' x 95'	Fenced Car Parking
Lot 5	½ acre	150' x 95'	Fenced Car Parking

Features

- Total of +/-5 acres
- Industrial spaces under roof also available
- Secured site
- Short-term and long-term lease options available

Ideal Uses:

- EQUIPMENT STORAGE
- AUTOMOTIVE/FLEET PARKING
- MATERIAL LAYDOWN
- TRUCK STAGING
- SOLAR PANEL OPERATIONS
- BATTERY STORAGE OPERATIONS
- DATA CENTER EQUIPMENT STORAGE
- MOVIE STUDIOS

PROPERTY
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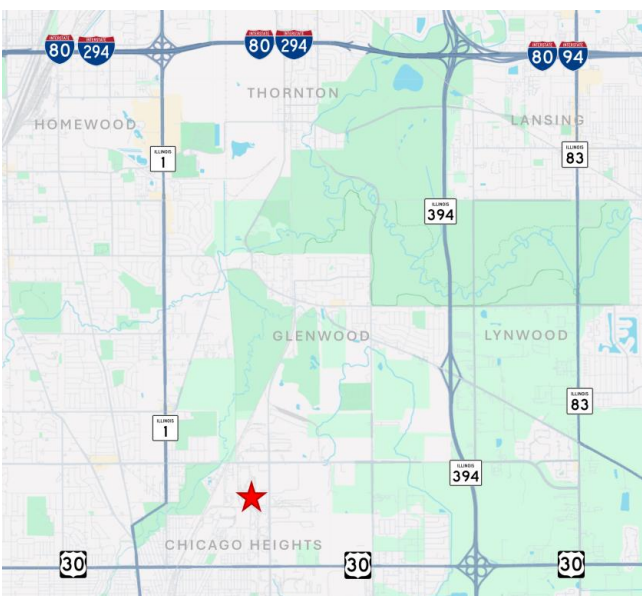


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Land Available for Lease

+/-5 acres

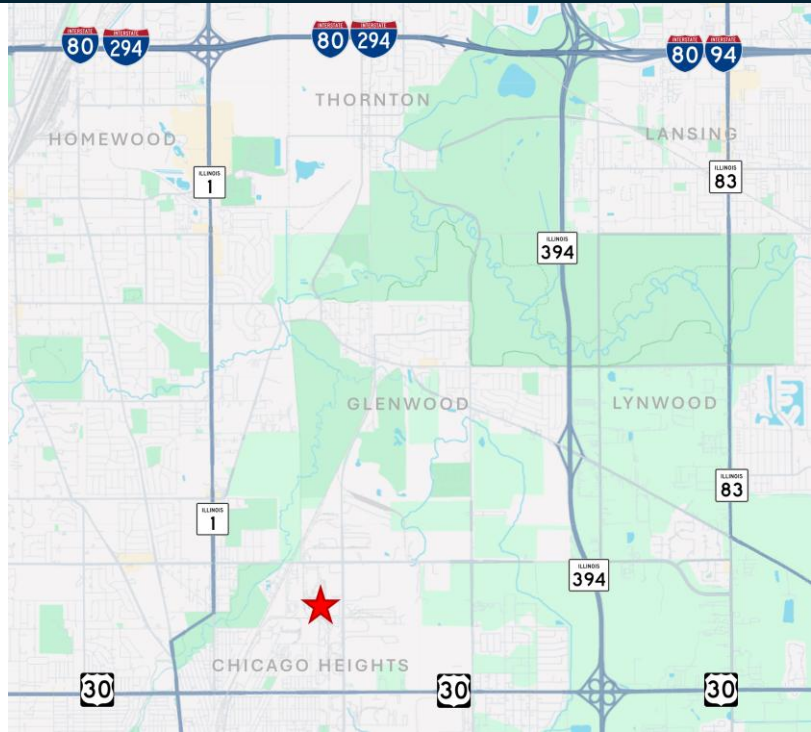
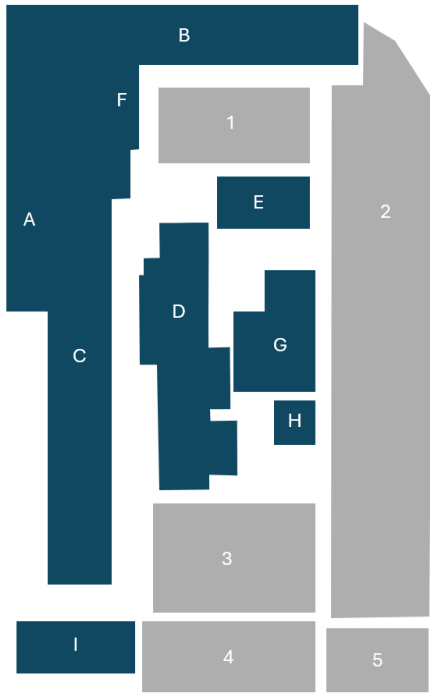
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Available Overhead Crane-Served Space

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IOS opportunities on +/-5 acres

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Building	Description	Approximate Area	Approximate Dimensions	Overhead Crane
A	Crane Bay	30,000sf	450' x 60'	To Suit
B	Crane Bay	38,000sf	450' x 80'	To Suit
C	Crane Bay	68,000sf	760' x 85'	To Suit
D	Crane Bay	40,000sf	380' x 70'	20-ton
E	Crane Building	LEASED		
F	Storage	5000sf	120' x 45'	N/A
G	Machine Shop	LEASED	125' x 116'	N/A
H	Machine Shop	5300sf	88' x 64'	N/A
I	Office Building	10,500sf	160' x 85'	N/A

Land	Description	Estimated Area	Estimated Dimensions
1	Exterior Storage	1/2 acre	280' x 115'
2	Exterior Storage	2.5 acres	760' x 150'
3	Exterior Storage	1/2 acre	160' x 230'
4	Fenced Parking Lot	1/3 acre	250' x 95'
5	Fenced Parking Lot	1/2 acre	150' x 95'

PROPERTY LINKS:

