

E Sauk Trail

State St

Miller Rd

225th St



LEASE
±11.57 AC Land
Development Opportunity
| OZ | SBA HUBZone
Incentives

**22560 MILLER ROAD AND 22505 STATE
STREET**

Steger, IL 60475

PRESENTED BY:

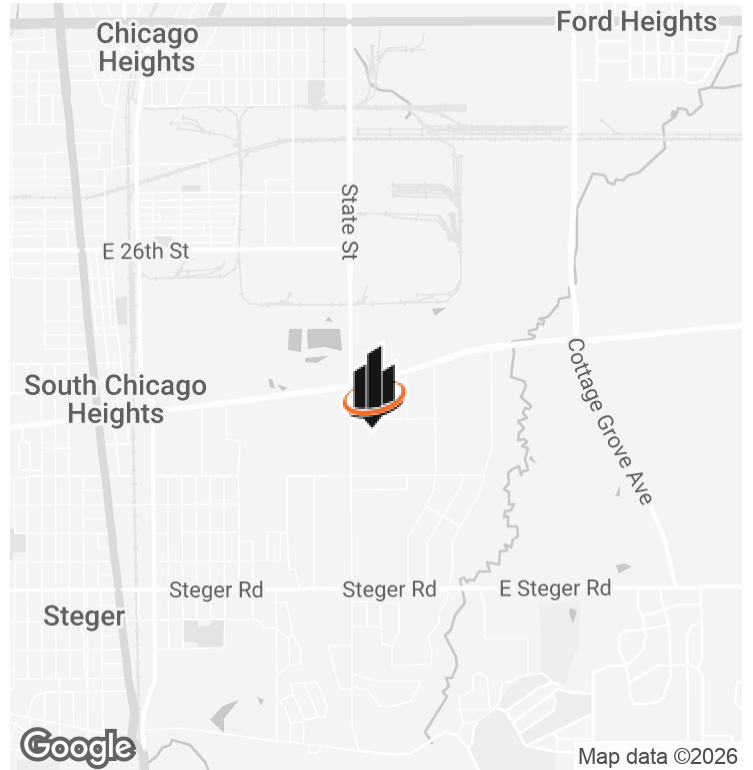
**KAREN KULCZYCKI, CCIM,
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$3,000.00 per AC/month (Gross)
AVAILABLE SF:	1 to 11.57 Acres
LOT SIZE:	+/- 11.57 Acres

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to exclusively represent this expansive ± 11.57 -acre land site with 150' of frontage on State Street in Steger, Illinois. The land is available for lease. Features a 30'x40' pole barn with 14' ceilings and a 14'x14' drive-in door, providing ample space for parking and storage operations. Additionally, a 30'x45' hoop house is included on the site. Special use permit zoning required.

CUSTOM HEADER

- ± 11.57 AC Land Site with 150' Frontage on State Street
- 30'x40' Pole Barn on site with 14' ceilings & 14'x14' DID
- 30'x45' Hoop House on site | Flexible Zoning
- A few miles to I-394

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	Gross	LEASE TERM:	Negotiable
TOTAL SPACE:	1 - 11.57 Acres	LEASE RATE:	\$3,000 Acre/month

AVAILABLE SPACES

SUITE	LEASE TYPE	LEASE RATE	DESCRIPTION
For Lease	Gross	\$3,000.00 Acre/month	1 to ±11.57 AC Land Site with 150' Frontage on State Street. Available for \$3,000 per AC per month.

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AERIAL PHOTO



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RETAILER MAP



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