

**FOR SALE OR LEASE**

**New Roof**  
(April 2026)

**Immediate  
Occupancy**

# 8447 44<sup>th</sup> Place

Lyons, Cook County, Illinois 60534

## PROPERTY HIGHLIGHTS



±2,500 SF  
BUILDING



±0.12  
ACRE SITE



±1,250 SF  
OFFICE SPACE



13'6"  
CEILING HEIGHT



1 DRIVE-IN  
DOOR (12' x 14')



FENCED  
PARKING



BRICK  
CONSTRUCTION



BUILT IN  
1970



I-1 INDUSTRIAL  
ZONING



±5.3 MILES TO  
MIDWAY  
INTERNATIONAL  
AIRPORT



IMMEDIATE  
ACCESS TO I-55



NEW ROOF  
(APRIL 2026) WITH  
2 WARRANTIES

## Contacts

**Wilson Starr**

+1 630 693 0681  
wstarr@hiffman.com

**Packy Doyle**

+1 630 691 0601  
pdoyle@hiffman.com

**Adam Roth, CCIM, SIOR**

+1 630 691 0607  
aroth@hiffman.com

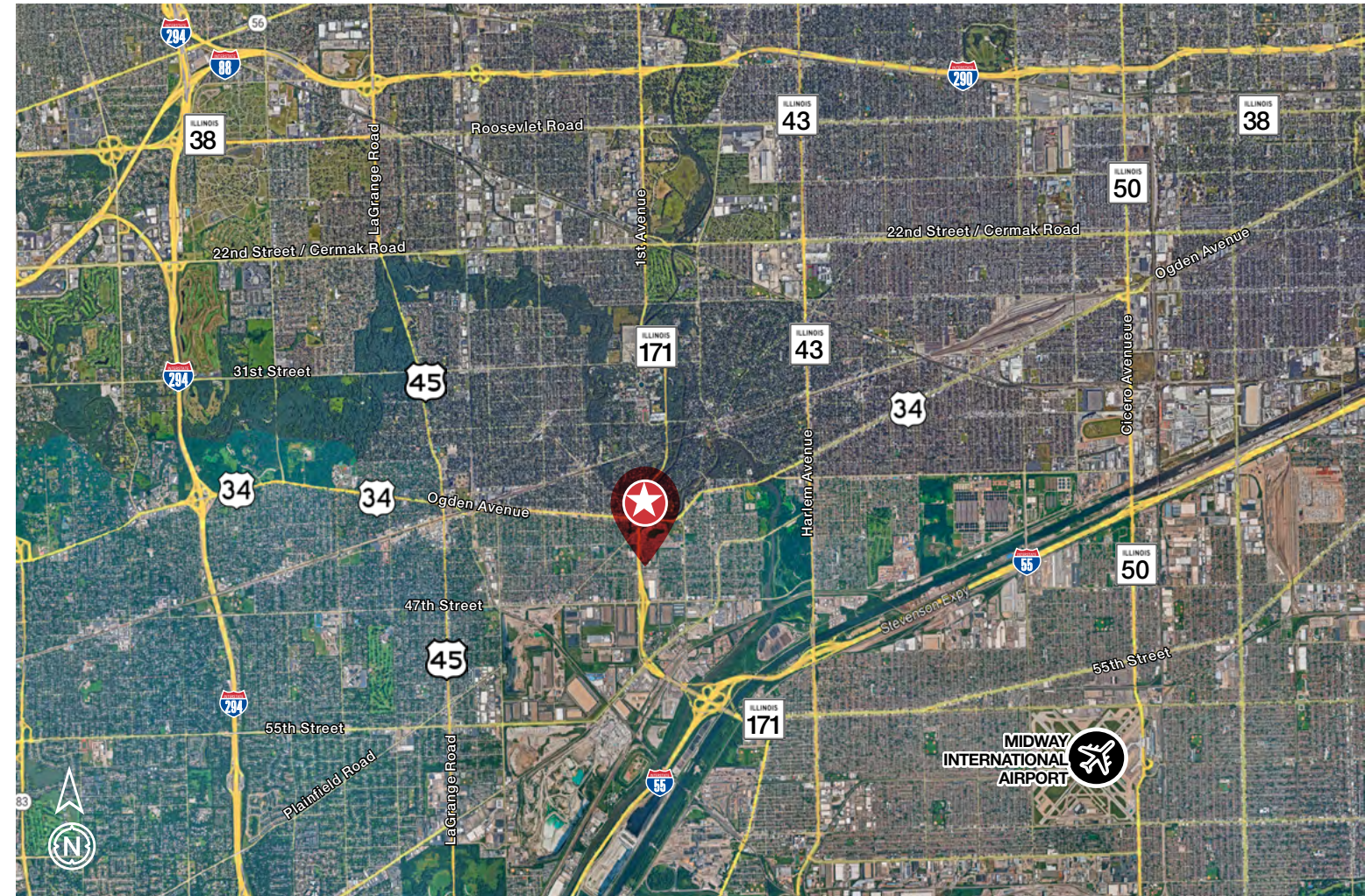
One Oakbrook Terrace  
Suite 400

Oakbrook Terrace, Illinois 60181

+1 630 932 1234

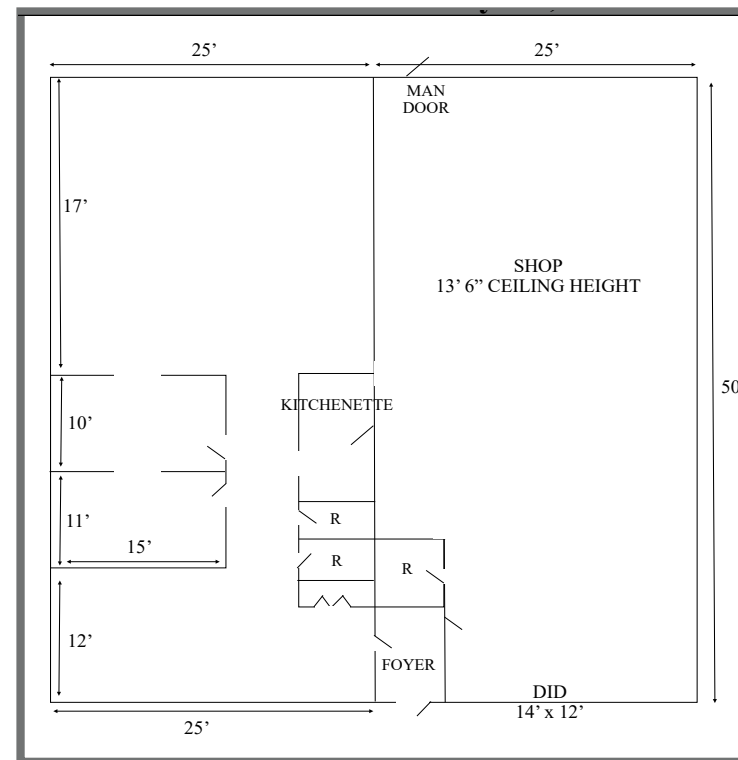
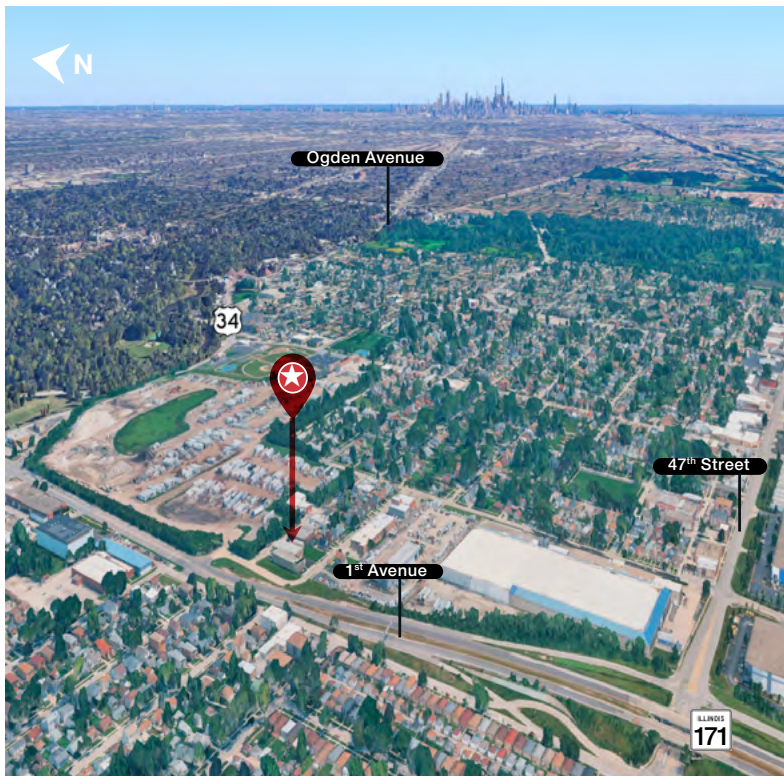
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**PROPERTY HIGHLIGHTS**

- BUILDING SIZE:** ± 2,500 SF
- OFFICE AREA:** ± 1,250 SF
- SITE SIZE:** ± 0.12 AC
- CLEAR HEIGHT:** 13'-6"
- LOADING:** 1 DRIVE-IN DOOR (12'H x 14'W)
- CAR PARKING:** FENCED
- YEAR BUILT:** 1970
- CONSTRUCTION:** BRICK
- HVAC:** ROOFTOP
- ZONING:** I-1 INDUSTRIAL
- PARCEL NUMBER:** 18-02-306-043-0000
- LEASE RATE:** SUBJECT TO OFFER
- SALE PRICE:** SUBJECT TO OFFER
- COMMENTS:**
  - NEW ROOF (APRIL 2026) WITH A 15-YEAR MANUFACTURER MATERIAL WARRANTY & A 5-YEAR WORKMANSHIP WARRANTY
  - ± 3 MINUTES TO I-55 & 1ST AVENUE (IL-171) INTERCHANGE
  - WELL-MAINTAINED WAREHOUSE & OFFICE AREA
  - FENCED PARKING LOT
  - PROXIMITY TO NUMEROUS RETAIL AMENITIES INCLUDING GAS STATIONS, LODGING, RESTAURANTS & ENTERTAINMENT VENUES
  - ± 5.3 MILES TO MIDWAY AIRPORT
  - SKILLED WORKFORCE IN THE REGION



**>> KEY DISTANCES**

MAJOR ARTERIES / INTERSTATES	DRIVE MILES (ONE-WAY)	DRIVE-TIME (ONE-WAY)
I-290 EXPRESSWAY	14.3	13 Minutes
I-88 EXPRESSWAY	6.5	16 Minutes
I-294 EXPRESSWAY	7.5	19 Minutes
I-55 EXPRESSWAY	1.8	3 Minutes
I-355 EXPRESSWAY	14.2	15 Minutes
I-80 EXPRESSWAY	22.0	27 Minutes
1ST / ARCHER AVENUE (IL-171)	400'	1 Minute
CICERO AVENUE (IL-50)	6.2	15 Minutes
LA GRANGE ROAD (IL-45)	2.0	6 Minutes
OGDEN AVENUE (ROUTE 34)	2.9	10 Minutes
HARLEM AVENUE (IL-43)	2.2	6 Minutes
ROOSEVELT ROAD (IL-38)	3.9	12 Minutes
DOWNTOWN CHICAGO (LOOP)	14.0	22 Minutes
O'HARE INTERNATIONAL AIRPORT	19.1	28 Minutes
MIDWAY INTERNATIONAL AIRPORT	5.5	12 Minutes

**>> 2024 DEMOGRAPHICS AT-A-GLANCE**

ESTIMATES BASED ON A 5-MILE RADIUS

<b>383,406</b> TOTAL POPULATION	<b>\$103,946</b> AVERAGE HOUSEHOLD INCOME	<b>160,252</b> LABOR FORCE	<b>32%</b> BACHELOR / HIGHER EDUCATION DEGREES

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