



## 13747 S Western Ave

13747 S Western Ave, Blue Island, IL 60406



PROPERTIESGROUP, LLC



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# 13747 S Western Ave

\$10.53 /SF/YR

Five thousand seven hundred square feet of light industrial space is available! The space offers three executive offices and an executive conference room that can be used per request. Each office is 250 square feet and air-conditioned. Also, there's a lunchroom area that can be accessed upon request. The space offers 14' ceilings, one 12'X8' overhead door, painted floors, and overhead heating. Also, there's a fire sprinkler system in the ceiling. The space is in excellent condition; it's zoned I1 (light industrial). The heat and electricity are included in the rent for light industrial use. The total building rentable area is 15,825 square feet, and the total lot size is 75,000 square feet. The facility is used as a large trucking company. The building is located on the main thoroughfare of Western Ave....



Rental Rate:	\$10.53 /SF/YR
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Property Type:	Industrial
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Property Subtype:	Warehouse
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Rentable Building Area:	15,825 SF
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Year Built:	1992
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Rental Rate Mo:	\$0.88 /SF/MO
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## Ground

Space Available	5,700 SF
Rental Rate	\$10.53 /SF/YR
Date Available	February 01, 2025
Service Type	Modified Gross
Office Size	750 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

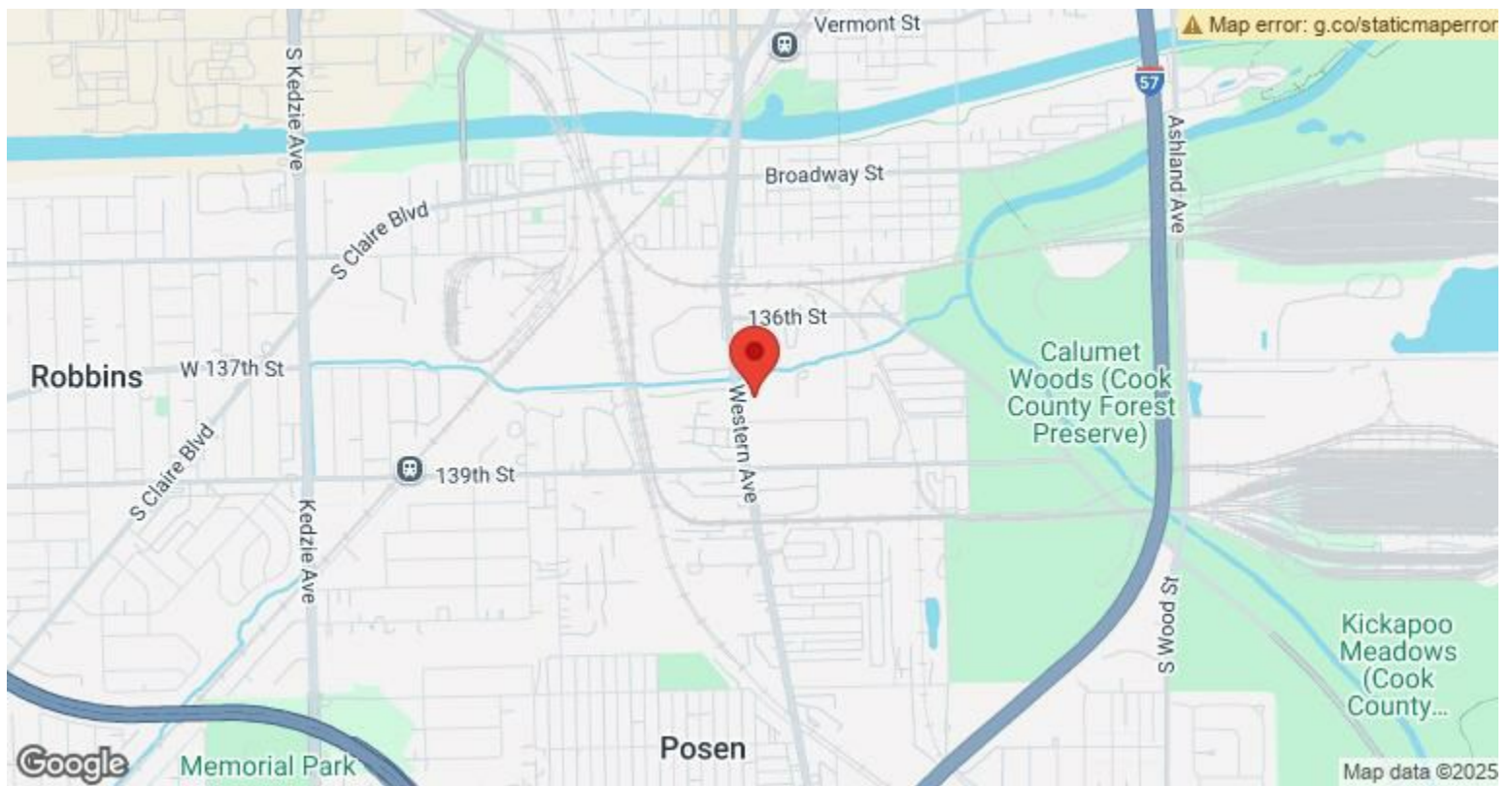
The 5,000-square-foot light industrial space is in excellent condition. It has three executive offices, at 250 square feet each; offices are furnished. All three offices are airconditioned. The furniture can be purchased. Open space, painted floor, and overhead heating source. Depending on availability, you will have access to an executive conference room and lunch room space if needed. This space will be ideal for light industrial, back office, storage, and other uses. It's located on the main thoroughfare of Western Ave.

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Engineered Components Company	-	



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# Property Photos



Rear alleyway



Office

# Property Photos



## Property Photos



Conference room



Warehouse space with polished floors

# Property Photos



Warehouse space with polished floors



Overhead garage door

# Property Photos



Open Lot



Warehouse with dock door