



**MoHall Commercial**  
& Urban Development



**OFFERING MEMORANDUM**

**15300 GREENWOOD ROAD**

South Holland, Illinois 60473 — Industrial Building For Sale

**±18,000 SF**  
BUILDING

**24,437 SF**  
SITE (0.56 AC)

**1925**  
YEAR BUILT

**LI**  
ZONING

**OFFERED AT \$500,000** (\$27.78 / SF)

Moses Hall, AHWD, CCIM · 312-826-9925 · MoHall Commercial & Urban Development

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## 01 Executive Summary

MoHall Commercial & Urban Development is pleased to present the exclusive opportunity to acquire 15300 Greenwood Road, an approximately 18,000-square-foot, three-story industrial building situated on a 24,437-square-foot (0.56-acre) site in South Holland, Illinois. Originally constructed in 1925 as a purpose-built industrial facility, the Property combines durable heavy-timber and masonry construction with functional industrial infrastructure that has become increasingly difficult to source within the Chicago industrial market.

<b>\$500,000</b> LIST PRICE	<b>\$27.78</b> PRICE / SF	<b>±18,000 SF</b> BUILDING SIZE	<b>24,437 SF</b> SITE SIZE
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The building offers three levels of open, column-supported floor plates connected by a freight elevator, along with a rear warehouse addition featuring two overhead doors, three trailer docks, and two 12' x 12' drive-in doors. Existing 3-phase, 120/480-volt electrical service and central heating and cooling reduce the capital investment required for a new owner to occupy, renovate, or reposition the asset.

Positioned within South Holland's established industrial corridor, the Property offers convenient access to Interstates 294, 94, 80, and 57, as well as Halsted Street and Dixie Highway — placing it within efficient reach of the City of Chicago, the South Suburban industrial market, Northwest Indiana, and the region's intermodal and air cargo infrastructure, including O'Hare and Midway International Airports.

This offering is well suited to owner-users, manufacturers, fabricators, contractors, and warehouse or distribution operators seeking a long-term, equity-building headquarters location, as well as investors and developers pursuing adaptive reuse or value-add repositioning in a supply-constrained submarket.

### OFFERING SUMMARY

<b>Address</b>	15300 Greenwood Road, South Holland, IL 60473
<b>PIN</b>	29-11-313-055-0000
<b>List Price</b>	\$500,000 (\$27.78 / SF)
<b>Building Size</b>	±18,000 SF (3 Stories)
<b>Site Size</b>	24,437 SF (0.56 Acres) — ±122' x 200'
<b>Year Built</b>	1925
<b>Zoning</b>	LI – Light Industrial (Village of South Holland)
<b>Township / County</b>	Thornton Township, Cook County, Illinois
<b>Real Estate Taxes</b>	Currently Exempt (Public Ownership)*
<b>Offered By</b>	South Suburban Land Bank and Development Authority (SSLBDA)

\* The Property is currently tax-exempt under public ownership. Real estate taxes will apply upon transfer to a private owner; prospective purchasers should contact the Cook County Assessor's Office to estimate post-sale tax liability.

## 02 Property Highlights

### Building Features

- ±18,000 SF of open, flexible industrial space across three stories
- Exposed heavy-timber post-and-beam construction; ceilings 10' to 12'
- Durable brick and concrete block construction throughout
- Hardwood and wood-plank flooring on upper levels
- Freight elevator connecting all three levels

### Site & Loading

- 24,437 SF (0.56-acre) site, approximately 122' x 200'
- Three trailer docks (depressed, exterior, and interior)
- Two 12' x 12' drive-in doors plus rear warehouse addition with 2 overhead doors
- On-site indoor and outdoor vehicle storage
- Fenced and gated yard area

### Infrastructure & Systems

- 3-phase electrical service with 120/480-volt power capability
- Central air conditioning and central building heat (forced air, gas)
- Existing electrical and HVAC infrastructure reduces capital requirements

### Location Advantages

- Located within South Holland's established industrial corridor
- Convenient access to Interstates 294, 94, 80, and 57
- Frontage along Greenwood Road, near Halsted Street and Dixie Highway
- Proximity to O'Hare and Midway International Airports

## 03 The Building

Constructed in 1925, 15300 Greenwood Road is a purpose-built industrial structure reflecting the durable, heavy-timber loft construction characteristic of early twentieth-century Chicago-area manufacturing and warehouse buildings. The Property's brick and concrete block exterior, exposed timber framing, and hardwood floors create a distinctive industrial character that is increasingly rare in today's market, while its freight elevator and rear warehouse addition provide functional infrastructure for modern industrial users.

For decades, the Property served as the headquarters of Hemingway Inc. (later Hemingway Chimney Inc.), a manufacturer of chimney flue and venting systems, until the company relocated within South Holland in 2016. The building today offers a blank canvas — large open floor plates across all three levels, ready for a new owner-user or developer to configure for manufacturing, fabrication, warehousing, distribution, or adaptive-reuse purposes.

### IDEAL FOR

- Manufacturing & fabrication
- Contractor / trade headquarters (electrical, plumbing, HVAC)
- Warehouse & distribution / e-commerce fulfillment
- Woodworking & light industrial production
- Packaging, assembly & production
- Equipment, fleet & vehicle storage
- Printing or specialty industrial services
- Investment / value-add redevelopment

## 04 Property Photos



*Exterior – Front Elevation*



*Open Floor Plate – Timber Construction*



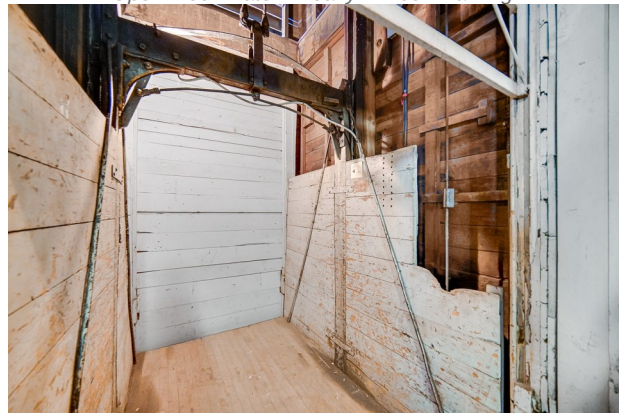
*Open Floor Plate – Upper Level*



*Open Floor Plate – Heavy Timber Framing*



*Ground-Level Loading Bay*



*Freight Elevator / Loading Access*

# 05 Site Plan

The parcel map below, sourced from Cook County's CookViewer GIS application, illustrates the boundaries of the subject parcel (PIN 29-11-313-055-0000) relative to surrounding parcels along Greenwood Road.



Source: Cook County CookViewer Parcel Viewer, Bureau of Technology GIS Division

## 06 Location & Market Overview

South Holland is an established industrial and residential community in Cook County's South Suburbs, within Thornton Township. The Village has long served as a logistics and light-industrial hub for the Chicago metropolitan area, benefiting from its position along the regional expressway network and its proximity to some of the region's largest intermodal rail and trucking facilities.

Notably, South Holland is home to the interchange of Interstates 80, 94, and 294 — the southern terminus of the Illinois Tri-State Tollway — placing 15300 Greenwood Road within minutes of three major interstate corridors, with I-57 reachable via the I-294 interchange to the north. The Property also fronts Greenwood Road with local access to Halsted Street and Dixie Highway. This connectivity provides efficient access to the City of Chicago, the broader South Suburban industrial market, Northwest Indiana, and major freight and air cargo infrastructure, including O'Hare International Airport, Midway International Airport, and the region's intermodal terminals.

### DRIVE TIMES & DISTANCES

<b>±20 mi</b> CHICAGO LOOP	<b>±20 mi</b> MIDWAY AIRPORT	<b>±40 mi</b> O'HARE AIRPORT	<b>0 mi</b> I-80 / I-94 / I-294
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*Distances are approximate driving distances from South Holland, IL; the I-80/I-94/I-294 interchange is located within the Village itself.*

### MARKET SNAPSHOT

<b>4.7%</b> CHICAGO INDUSTRIAL VACANCY	<b>\$6.57/SF</b> AVG. ASKING RENT (NNN)	<b>71.7M SF</b> SOUTH COOK INVENTORY	<b>5.5%</b> SOUTH COOK VACANCY
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*Sources: CBRE Chicago Industrial Figures, Q4 2025 (metro vacancy and average asking rent); Avison Young Chicago Industrial Market Report, Q1 2025 (South Cook submarket inventory and vacancy). South suburban and I-80 corridor asking rents generally trend below the metro average, often under \$7.00/SF NNN.*

Chicago's South Suburban industrial submarket has benefited from sustained demand for infill, owner-user industrial space — particularly from manufacturers, contractors, and logistics operators seeking proximity to the city without the lease rates and land constraints found closer to Chicago's core industrial corridors. Older, well-located buildings such as 15300 Greenwood Road, offering durable construction and direct interstate access, continue to attract owner-users looking to build long-term equity rather than lease.

## 07 Property Details

### BUILDING & CONSTRUCTION

Year Built	1925
Stories	3
Building Size	±18,000 SF (Min/Max Rentable: 18,000 SF)
Avg. SF Per Floor	±6,000 SF (approximate average across 3 stories)
Construction	Brick, Concrete Block
Exterior	Brick
Foundation	Concrete
Floor Finish	Wood, Carpet
Ceiling Height	10'0" to 12'0"
Bay Size	12' x 12'

### SITE & ZONING

Land Size	24,437 SF (0.56 Acres)
Lot Dimensions	±122' x 200'
PIN	29-11-313-055-0000
Zoning	LI – Light Industrial (Village of South Holland)
Frontage / Access	City Street, Frontage Road
Parking	Indoor: 1–5 Spaces   Outdoor: 6–12 Spaces

### LOADING & VERTICAL TRANSPORT

Drive-In Doors	2 (12' x 12')
Trailer Docks	3 (Depressed, Exterior, Interior)
Freight Elevator	1
Rear Addition	Warehouse addition with 2 overhead doors

### BUILDING SYSTEMS

Electrical	3-Phase, 120/480V Power, Circuit Breakers (101–200 Amps)
HVAC	Central Air, Central Building Heat, Forced Air, Gas, Ceiling Units
Fire Protection	Fire Extinguishers

### UTILITIES & SERVICE PROVIDERS

Electric	Commonwealth Edison (ComEd)
Natural Gas	Nicor Gas
Water / Sewer	Village of South Holland

*Prospective purchasers should independently confirm utility capacity, meter configuration, and service availability with each provider as part of due diligence.*

### ZONING & PERMITTED USES

The Property is zoned LI – Light Industrial under the Village of South Holland's official zoning ordinance (effective December 19, 2025). The Light Industrial district is generally intended to accommodate manufacturing, fabrication, assembly, warehousing, distribution, and contractor or trade-based businesses, along with associated office and accessory uses. Prospective purchasers should confirm specific permitted, special, and conditional uses, as well as applicable bulk and parking requirements, directly with the Village of South Holland Community Development Department prior to finalizing their intended use.

## 08 Contact



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