## 20530 STONEY ISLAND AVENUE LYNWOOD, ILLINOIS

## FOR SALE OR LEASE



# **C Class Eight Tax Abatement Eligible!**

#### **BUILDING SPECIFICATIONS:**

Total Building:	±45,878 SF
Lot Size:	±3.43 Acre site with additional ±6 acres of outside storage
Office:	±20,000 SF
Clear Height:	22'
Loading:	Three (3) Exterior Docks w/ Levelers Three (3) Drive-in Doors
Lighting:	Т-8
Parking:	±75 Spots
Sprinkler:	ESFR
Real Estate Taxes:	\$39,918 (2016 estimate)
Lease Price:	\$5.50 Gross PSF
Sale Price:	Building: <del>\$1,650,000 (\$36.00 PSF)</del> \$1,100,000 (\$24.00 PSF)
	Land: \$300,000 (\$1.15 PSF)
Comments:	Racking available
	<ul> <li>Highway visibility with good access to 394</li> </ul>
	• 6B Eligible
	<b>—</b>

Trailer parking available

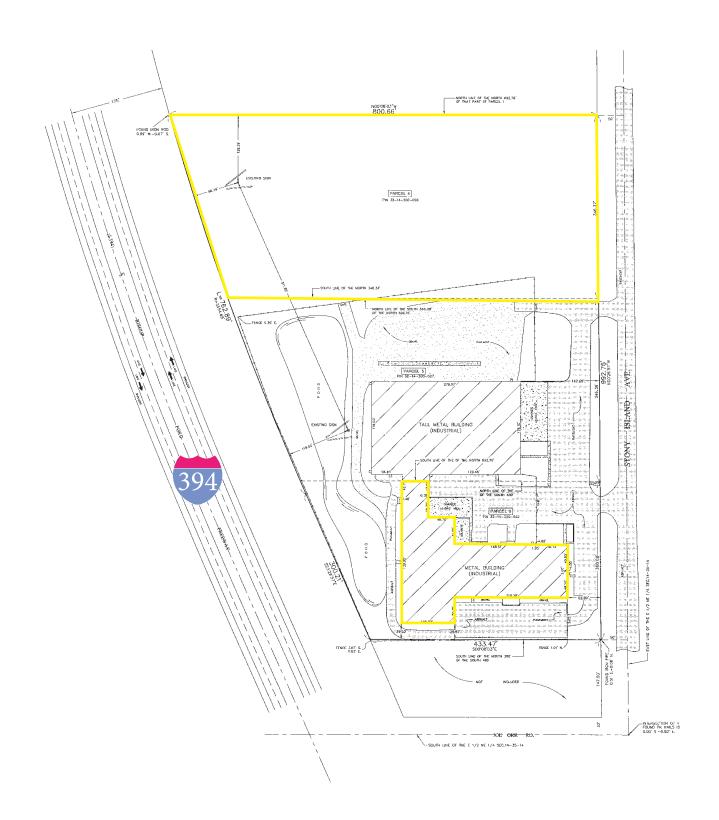


No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



9450 W. BYRN MAWR AVENUE, SUITE 550 ROSEMONT, ILLINOIS 60018 MAIN | (773) 355-3000 WWW.LEE-ASSOCIATES.COM FOR MORE INFORMATION: **TIMOTHY J. MCCAHILL** Principal (773) 355-3044 direct tmccahill@lee-associates.com

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