

STATE-OF-THE-ART MAINTENANCE FACILITY FOR SALE OR LEASE

13275 MAIN STREET

LEMONT, ILLINOIS 60439



PROPERTY INFORMATION

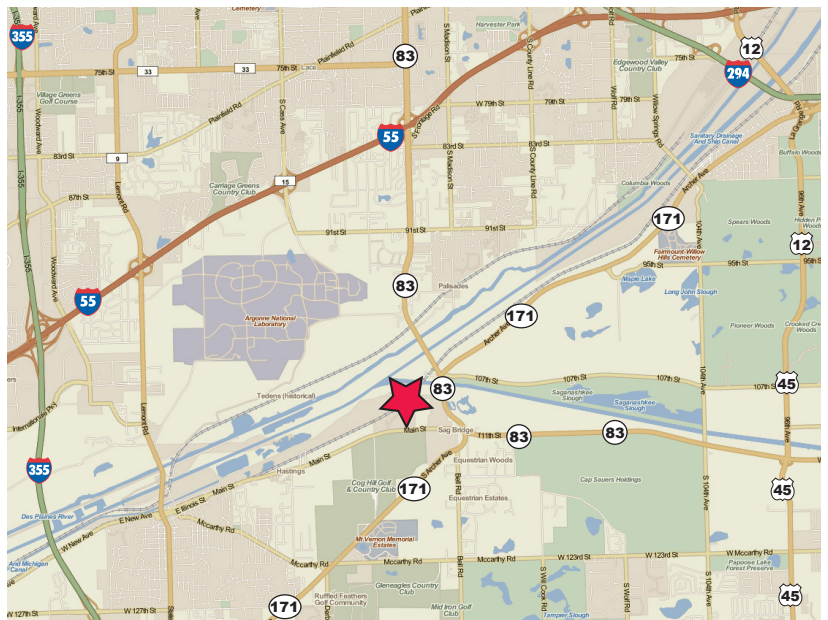
28,000 SF Plus
11.5 Acre Yard Available

- 11.5 Acre yard
- Emergency generator on site
- Triple catch basin
- Exhaust system

CONTACT INFORMATION

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13275 MAIN STREET

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SPECIFICATIONS

AVAILABLE BUILDING
28,000 SF

LAND AREA
24.5 Acres

CONSTRUCTION
Masonry & Insulated Steel

YEAR BUILT
2003

CEILING HEIGHT
24' Clear

OFFICE AREA
12,420 SF

LOADING
12 Drive-In Doors (12W x 14H)

HEATING
Gas Forced Air

SPRINKLERS
Wet

POWER
1200 Amps @ 600 Volts / 3-Phase

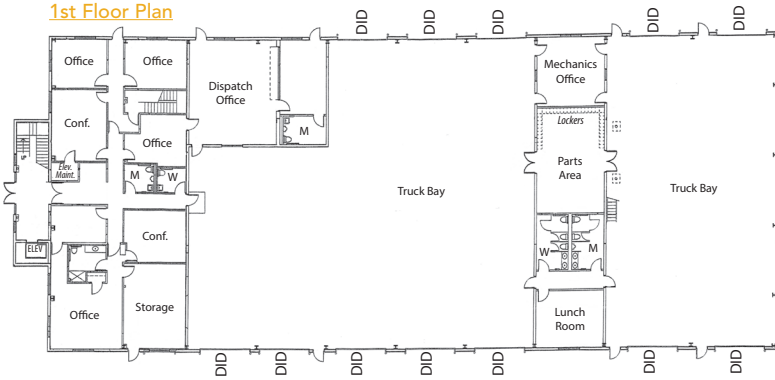
PARKING
129 Cars
400 Trucks

REAL ESTATE TAXE
\$92,366 (2011)

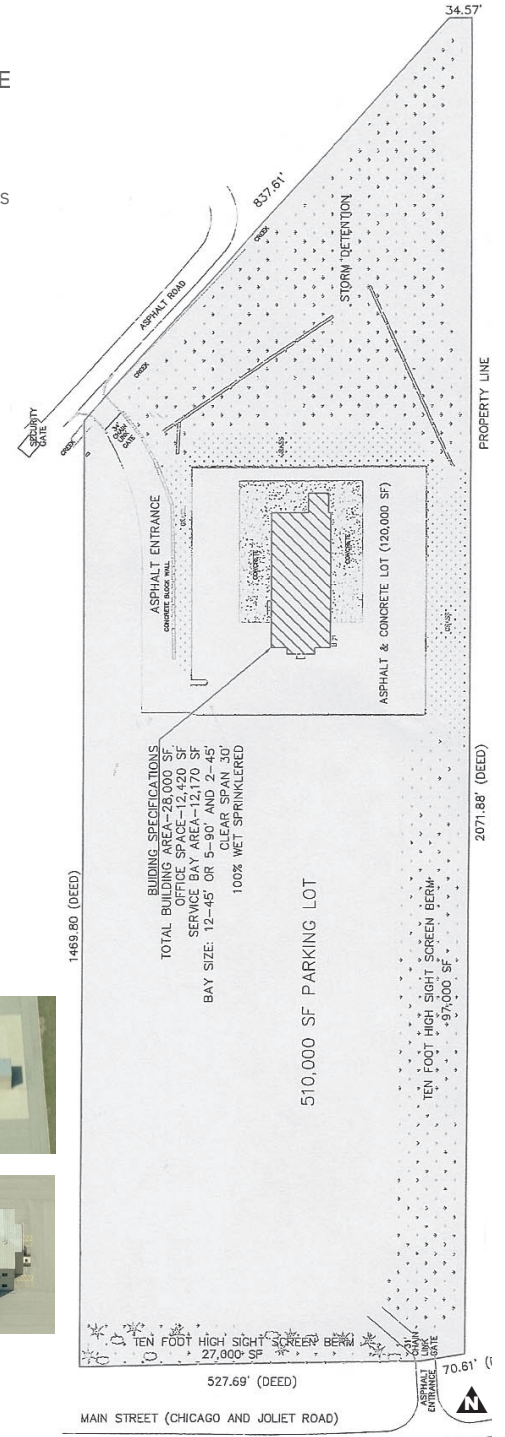
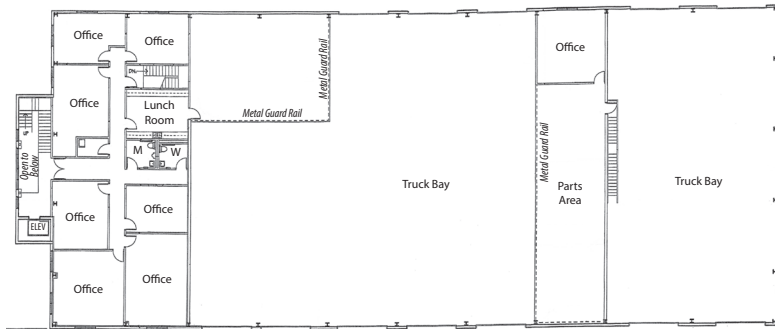
LEASE RATE
\$10.95 PSF Net plus
\$3,000 / Acre

SALE PRICE
\$5,500,000

1st Floor Plan



2nd Floor Plan



BUILDING SPECIFICATIONS
TOTAL BUILDING AREA—28,000 SF
OFFICE SPACE—12,420 SF
SERV. AREA—12,170 SF
BAY SIZE: 12-45' OR 5-10' X 14-15'
CLEAR SPAN 30'
100% WET SPRINKLERED

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Not to scale