

CENTRAL PARK TRUCK CENTER

21701 Central Avenue, Matteson IL

15,000 – 63,000 SF FOR SALE OR LEASE

**NEW CONSTRUCTION – Truck
Maintenance/Transfer Facility**



SPECIFICATIONS

AVAILABLE: 15,000 – 63,000 SF

OFFICE: To Suit (10% office allowance)

SITE SIZE: 31.2 Acres

TRAILER PARKING: 450 stalls

LOADING: 11 docks (expandable)
10 Drive in doors (14'x14') expandable

CLEAR HEIGHT: 20' Clear

POWER: To Suit

ZONING: I-2

CAM: \$.70 PSF (budgeted)

RE TAXES: New class 8 through 2033

LEASE RATE: Subject to Offer

SALE PRICE: Subject to Offer

- I-2 Zoning Allowing for Heavy Uses
- Brand New Logistics Park
- Maintenance Bays
- Flexible Unit Sizes
- Over 450 Trailer Stalls
- Brand New Class 8 Tax Incentive
- New Construction – Q4 Delivery
- Excellent Interstate Exposure (61,000 daily)
- Direct Interchange Access Via Rt. 30
- Outside Storage Permitted

Contact:

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www.entreccommercial.com

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

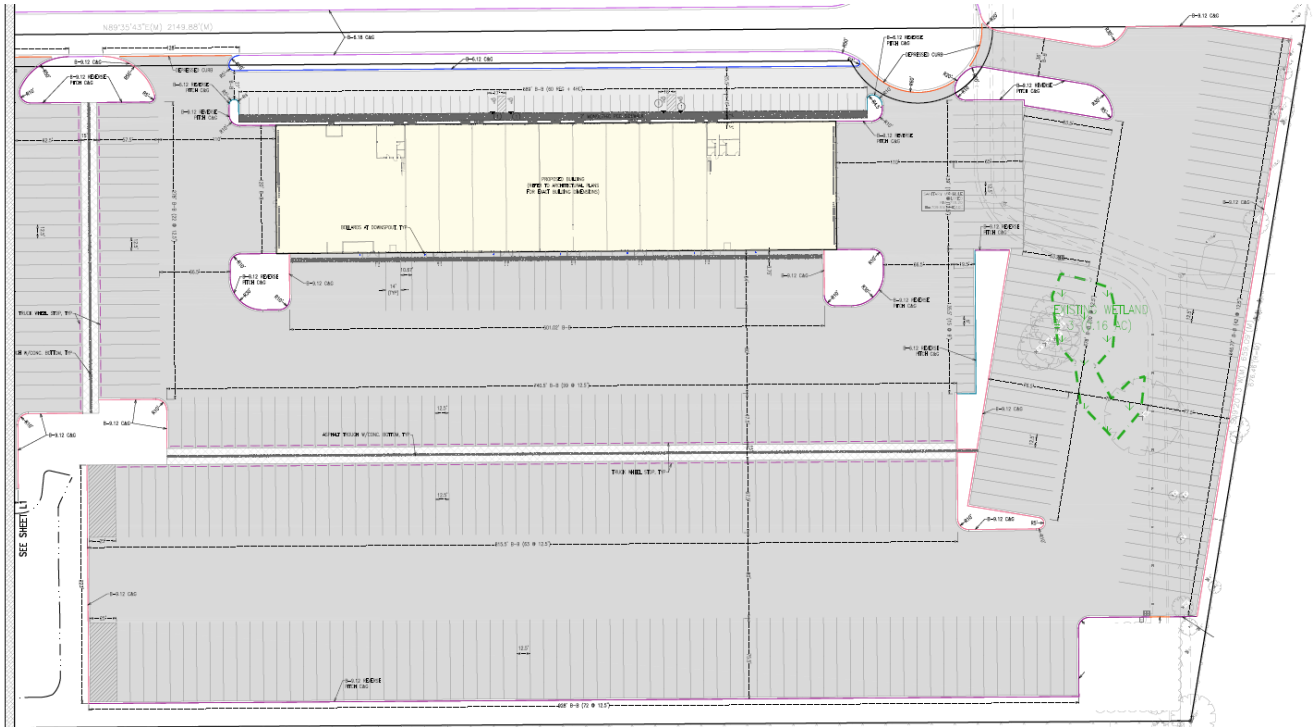
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Commercial Realty LLC

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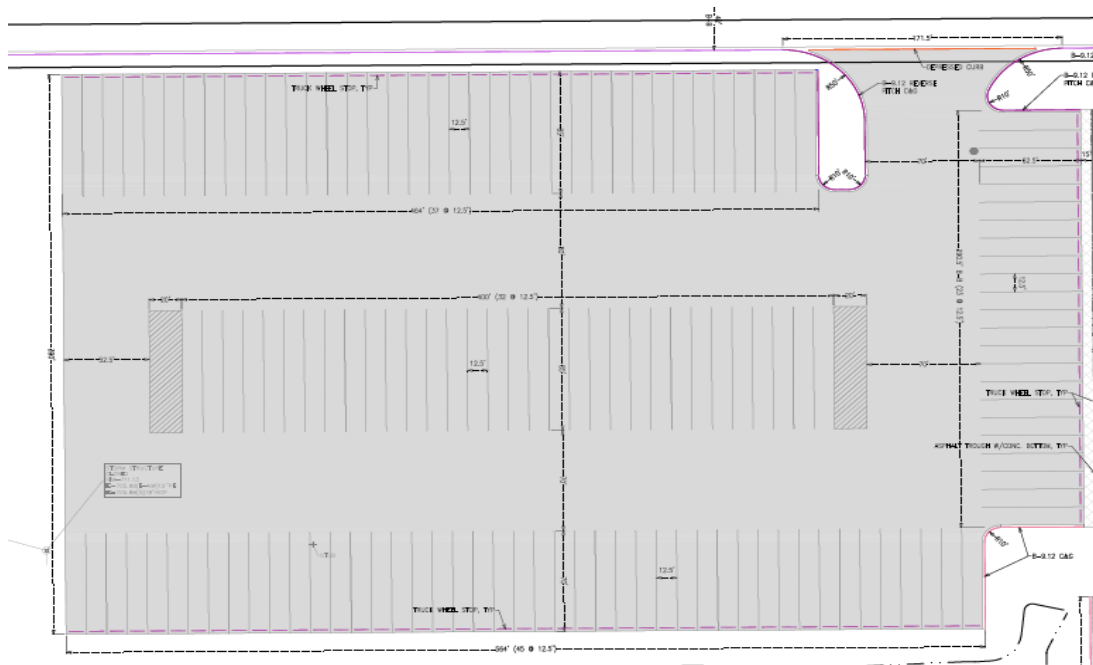
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SOUTHEAST SIDE



SOUTHWEST SIDE



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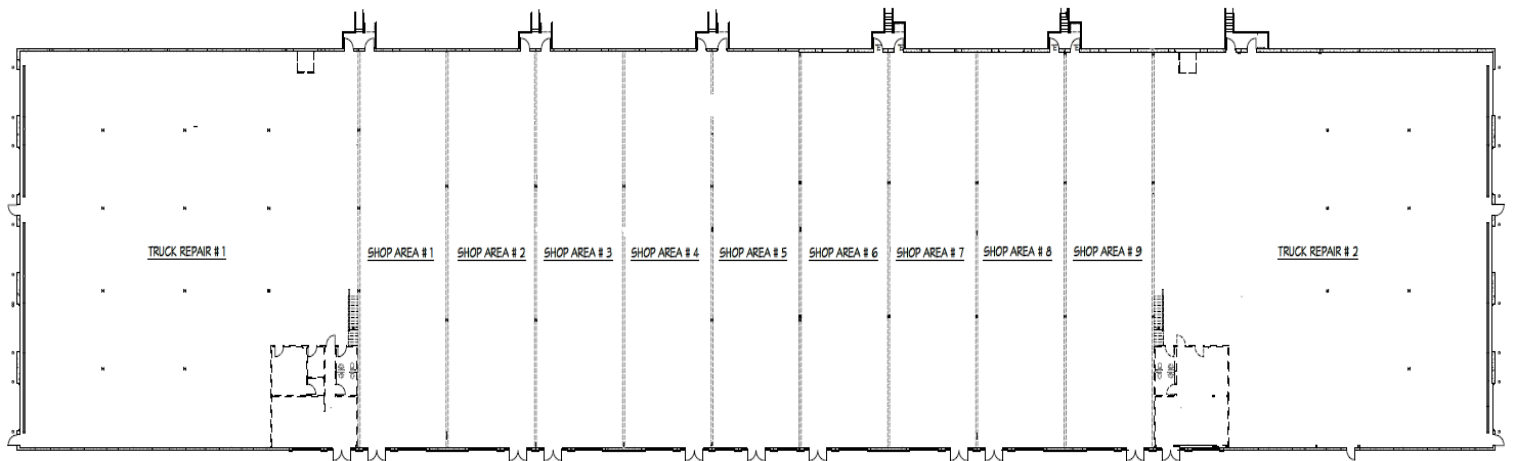
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BUILDING LAYOUT



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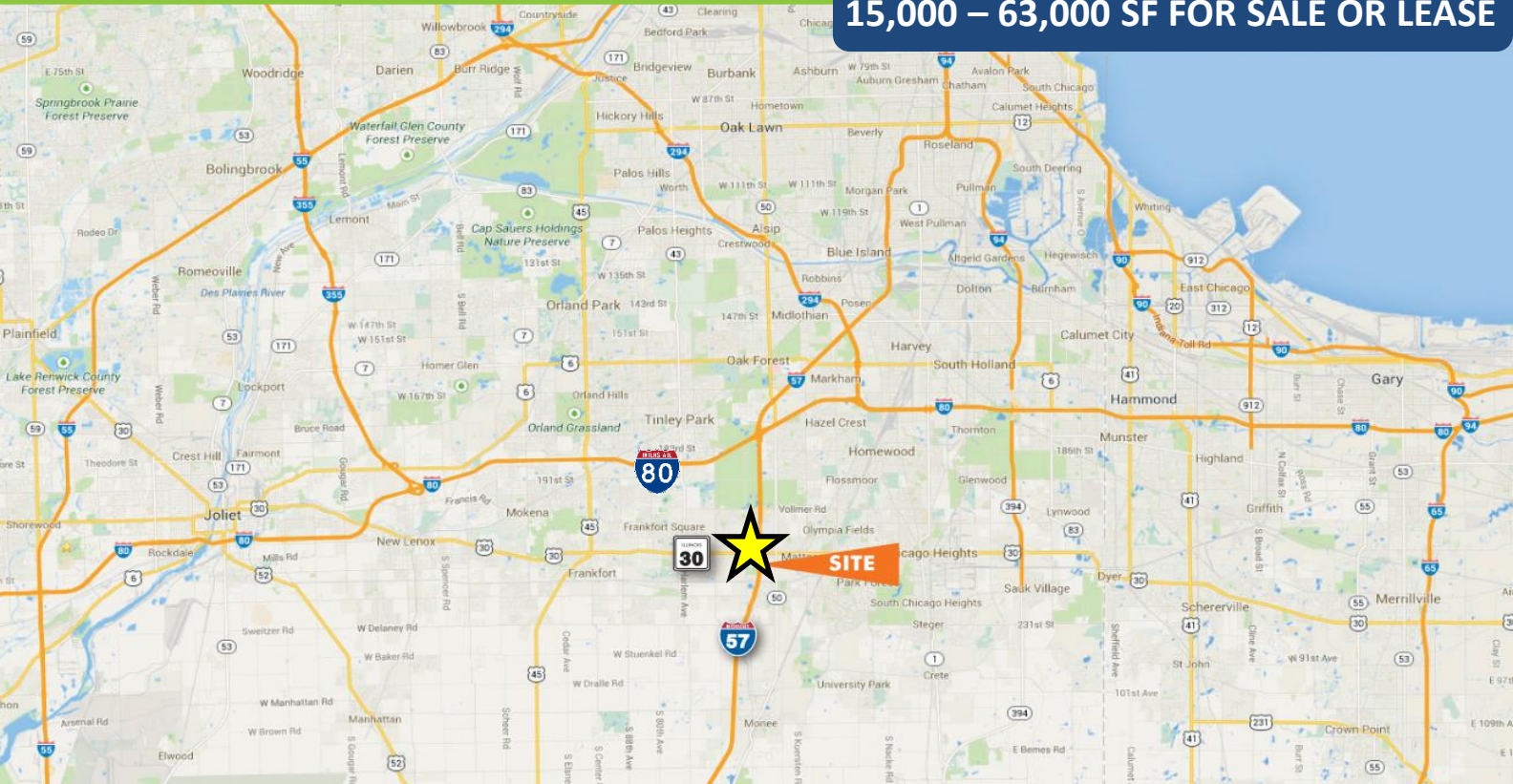
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