

12741 S. Homan (aka 3301 Wireton Road), Blue Island, IL

**31,592 SF AVAILABLE**



## SPECIFICATIONS

AVAILABLE SIZE: 31,592 SF

BUILDING SIZE: 281,254 SF

OFFICE SIZE: +/- 1,000 SF

LOADING: Unit 103C : 3 Exterior Docks / 1 DID

CEILING HEIGHT: 25'-33' Clear

POWER: 2,500 A @ 480 V (confirm)

ZONING: I-1 (Light Industrial)

AGE: 1962

CAM & INS.: \$.64 PSF (2020 budget)

RE TAXES: \$1.93/SF (2020 budget)

**LEASE RATE: \$4.25 PSF, Modified Gross**

**SALE PRICE: STO**

- Unique, high-cube warehouse or manufacturing space
- 25'-33' Clear ceilings
- Excellent highway access – less than 2 miles to both I-294 & I-57
- Heavy Power

### Contact:

Dan Benassi, SIOR  
847-310-4298  
dbenassi@entreccommercial.com

Cory Kay  
224-532-2497  
ckay@entreccommercial.com



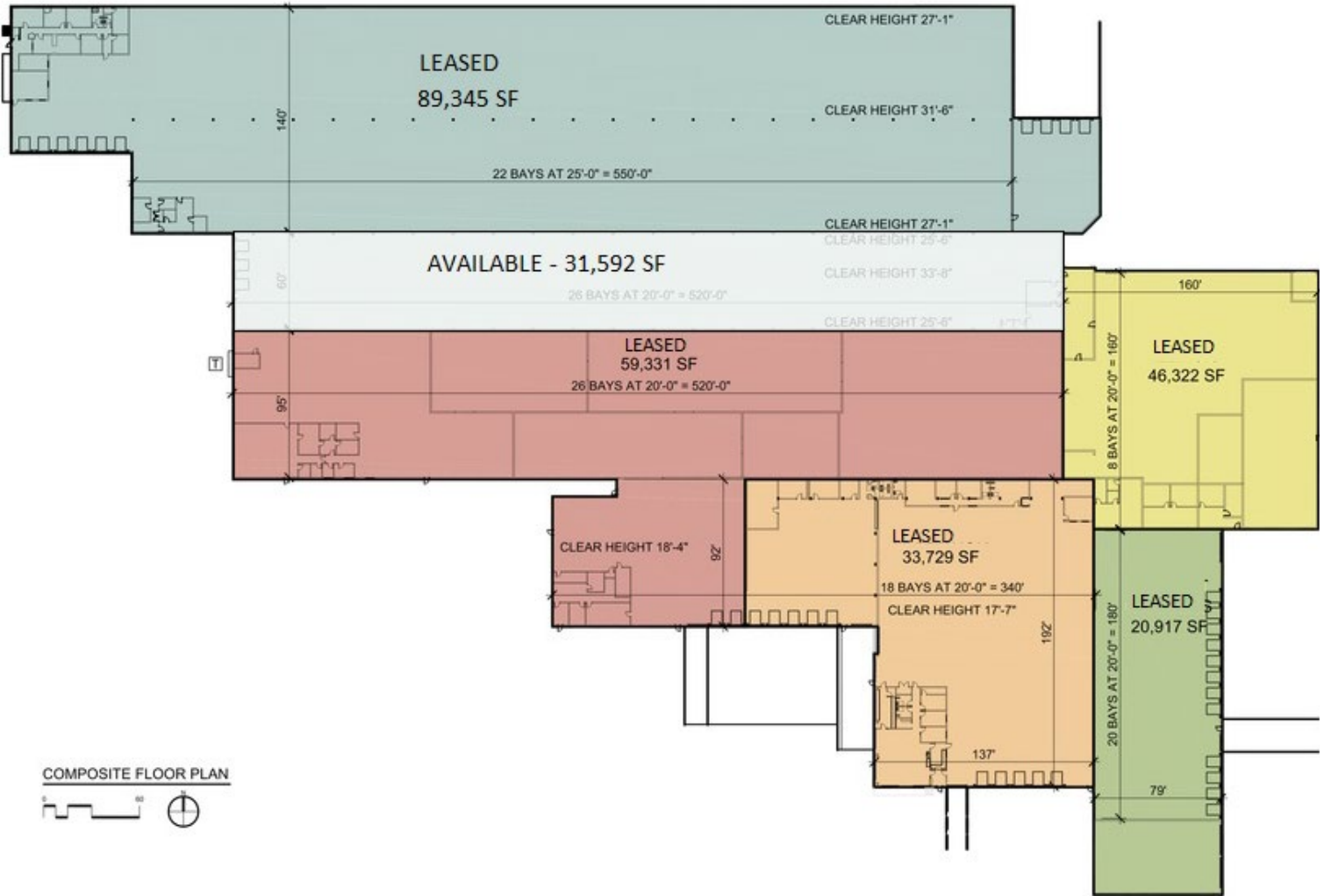
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3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

**ENTRE**  
Commercial Realty LLC

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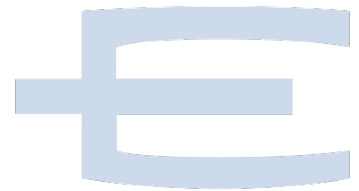
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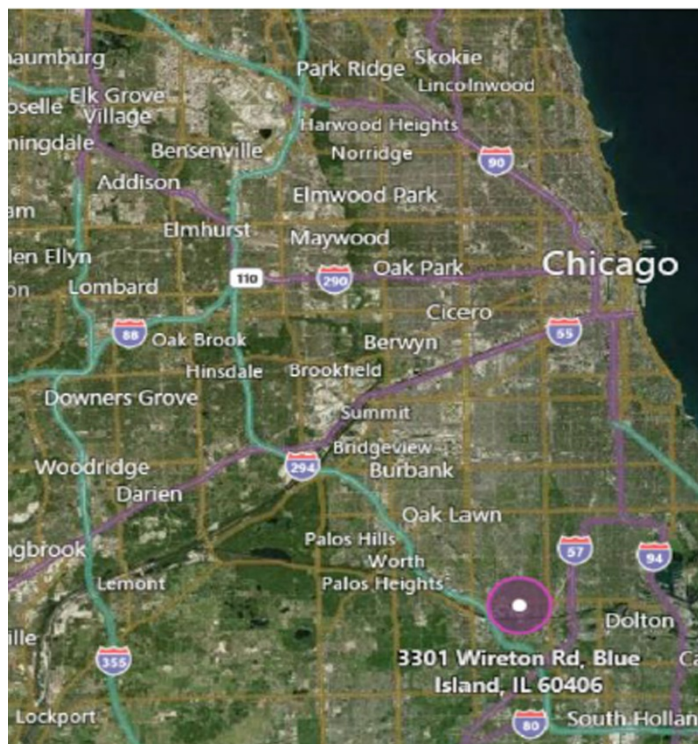
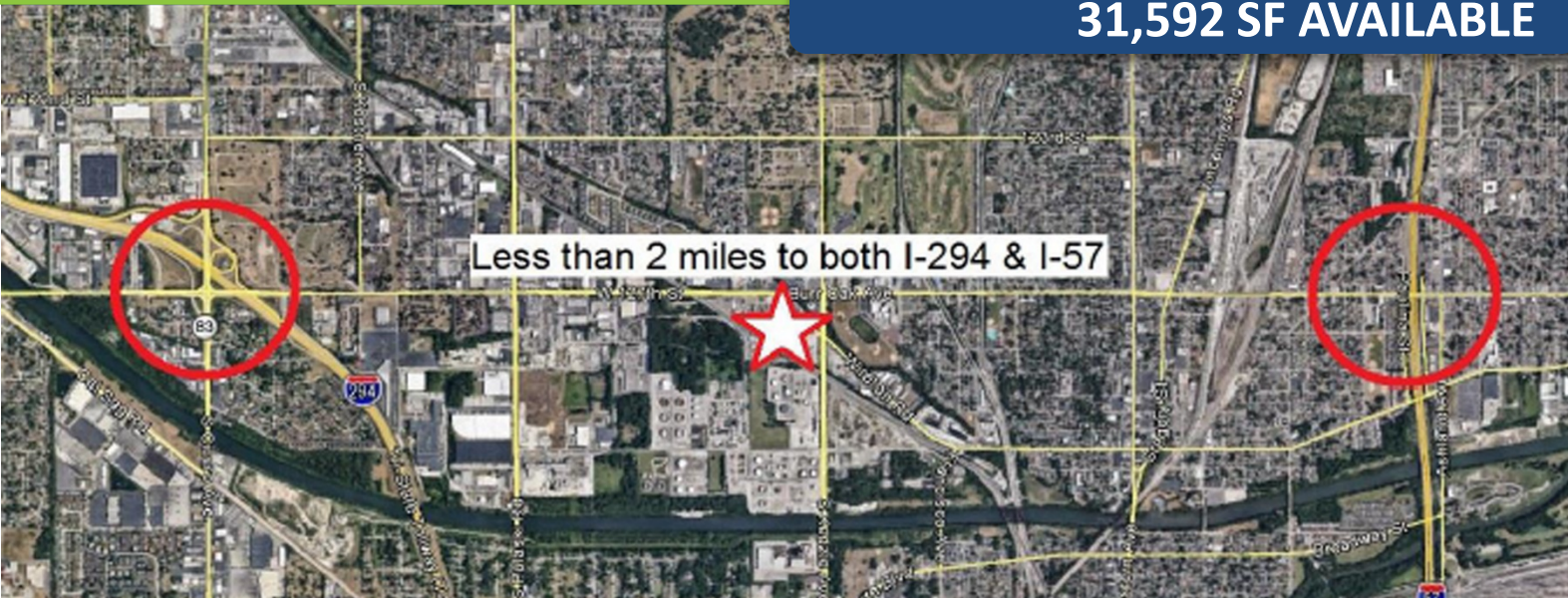
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