## 17005-17045 S. WALLACE AVE

South Holland, Illinois

16,599 SF Available for Lease



## **BUILDING SPECIFICATIONS:**

Building Size: 95,515 SF

Total Office: 8,641 SF

Site Area: 3.91 Acres

Loading: > Four (4) Exterior Truck Docks

> Eight (8) Interior Truck Docks

> Two (2) Drive-in Doors

Sprinklered: Wet System

Clear Height: 21'6"

Total Parking: 76 Cars

**Bay Size:** 32' x 40'

**Lighting:** Metal Halide and Florescent

Power: 1,200 Amps @ 480 V, 3-Phase

## **AVAILABLE UNIT INFORMATION:**

Available Space: 16,599 SF (Unit 17045)

Available Office: 1,000 SF

Loading: > Two (2) Interior Truck Docks

> One (1) Drive-in Door

Unit Parking: 42 Cars

**Power:** 200 Amps @ 480 V, 3-Phase

Asking Lease Rate: \$5.25 PSF Gross

(includes current taxes, insurance & CAM)







9450 W. BRYN MAWR AVENUE, SUITE 550 ROSEMONT, ILLINOIS 60018 MAIN | (773) 355-3000 WWW.LEE-ASSOCIATES.COM FOR MORE INFORMATION:

WALTER R. MURPHY
Principal
(773) 355-3017 direct
wmurphy@lee-associates.com

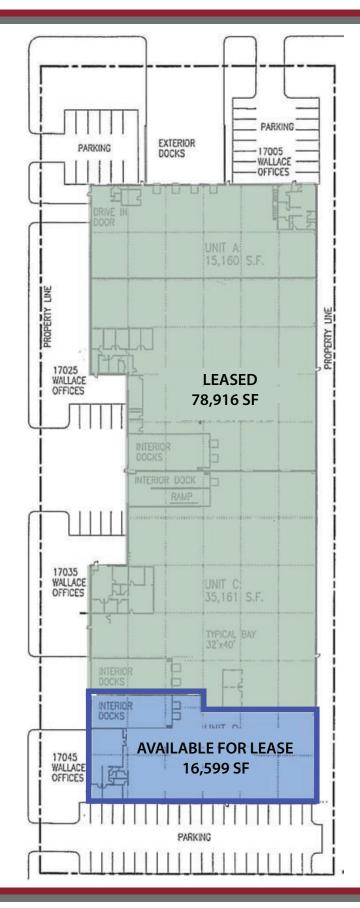
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## **FACILITY HIGHLIGHTS**

- + Precast Concrete
- + Light Industrial Zoning ("LI")
- + Less than 1-mile from the CN Intermodal
- + 6" Floor
- + Professionally Managed
- + Newly Renovated
- Immediate access to the I-80/Halsted full interchange and excellent access to the I-80/I-294 and I-80/I-294 interchanges.







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