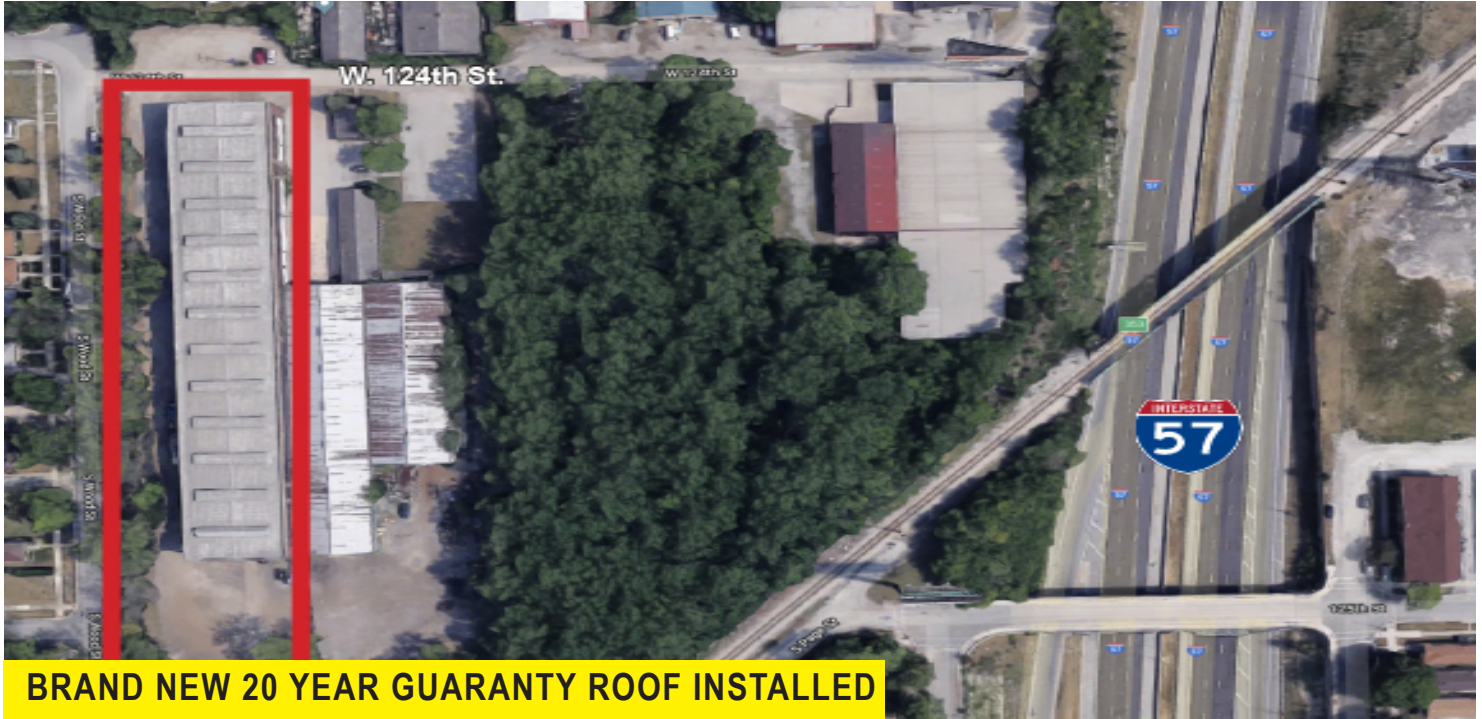


IMMACULATE CRANE BUILDING BACK ON MARKET

1745 W. 124TH STREET, CALUMET PARK, IL 60827

INDUSTRIAL PROPERTY FOR SALE AND LEASE



PROPERTY HIGHLIGHTS

- Approximately 41,000 SF available
- 2 cranes: 10 ton and 15 ton, plus 1 jib crane
- 1 dock, two 16' drive-in-doors
- Heated warehouse
- **20 year guaranty roof**
- **Fully sprinklered (new)**
- Energy efficient T-5 lighting
- 625 SF of office (2 private offices)
- Floor drains/2 floor scales
- Clear span warehouse
- Warehouse bathroom
- Heavy 3 phase power
- Approximately 3/4 of a mile from 119th St. and I-57
- Minutes from the new I-57 and I-294 interchange
- 10 minutes from I-294 Cicero and 127th interchange
- Approximately 1/2 mile from I-57 and 127th interchange

SALE PRICE ~~\$899,000~~ **\$999,000**

LEASE TYPE **\$4.75 PSF GROSS**

OFFERING SUMMARY

Building Size: 41,000 SF

Taxes (2017): \$47,210.85
 or \$1.15 PSF

PIN Number: 25-30-404-014-0000

County: Cook

BRIAN WABICK

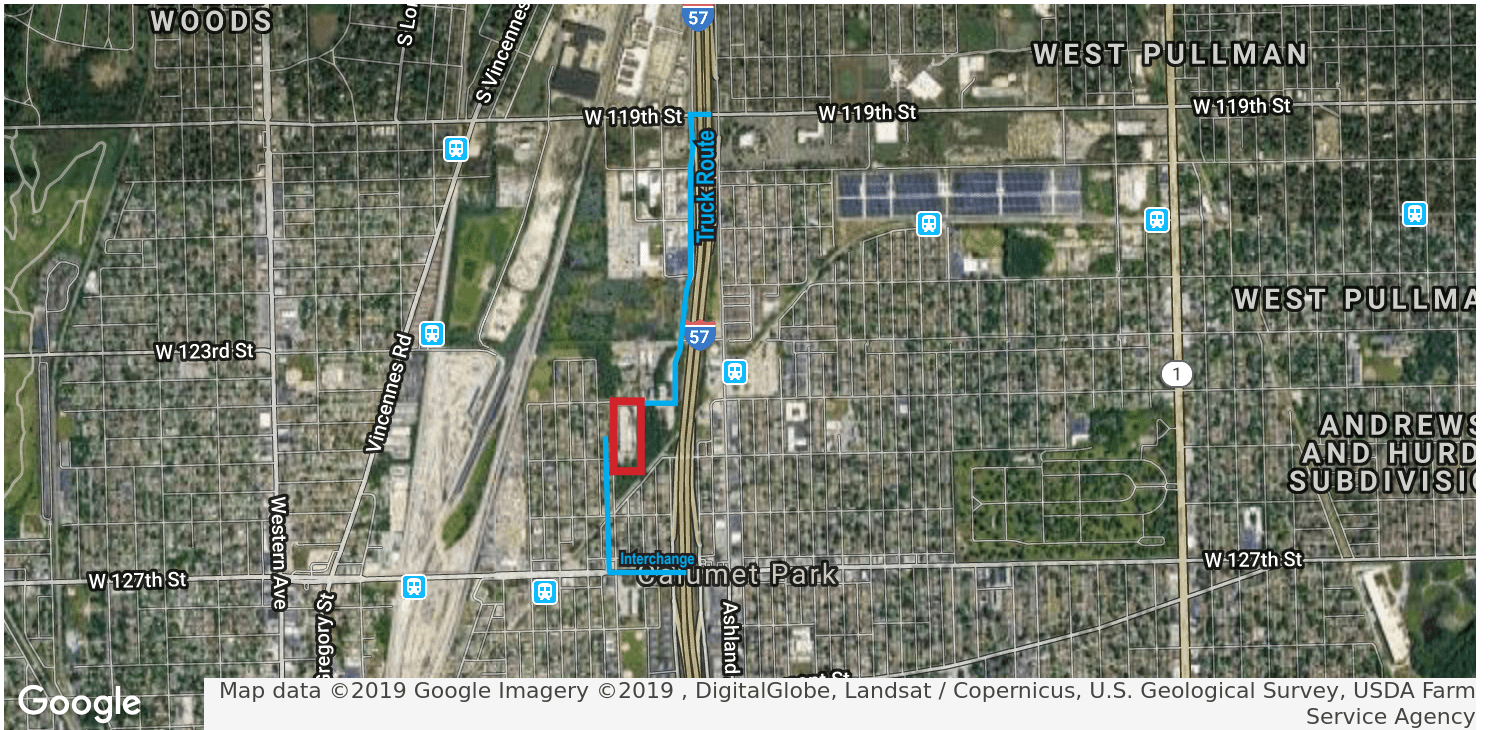
Vice President - Industrial
 708.704.1119
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Office Address: 361 S. Frontage Rd,
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Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Brian Wabick represent(s) the Seller only, and not the Buyer.