

FOR SALE

Approx. 8,200 S.F. Industrial Building

8428 W. 44th Place, Lyons, IL

SALE PRICE: \$530,000



- Approx. 2,400 s.f. office/showroom space
- 12'-16' ceiling heights
- Two (2) drive-in doors
- 400 AMPs, three-phase electric
- Light Industrial zoning
- Lot size: 100' x 140' - 14,000 s.f.
- Fenced yard space
- Immediate access to I-55 @ 1st Ave.
- Real estate taxes: 2018 paid in 2019
 - PIN#: 18-02-304-014 \$23,102.22
 - PIN#: 18-02-304-015 \$16,405.25
 - Total \$39,507.47

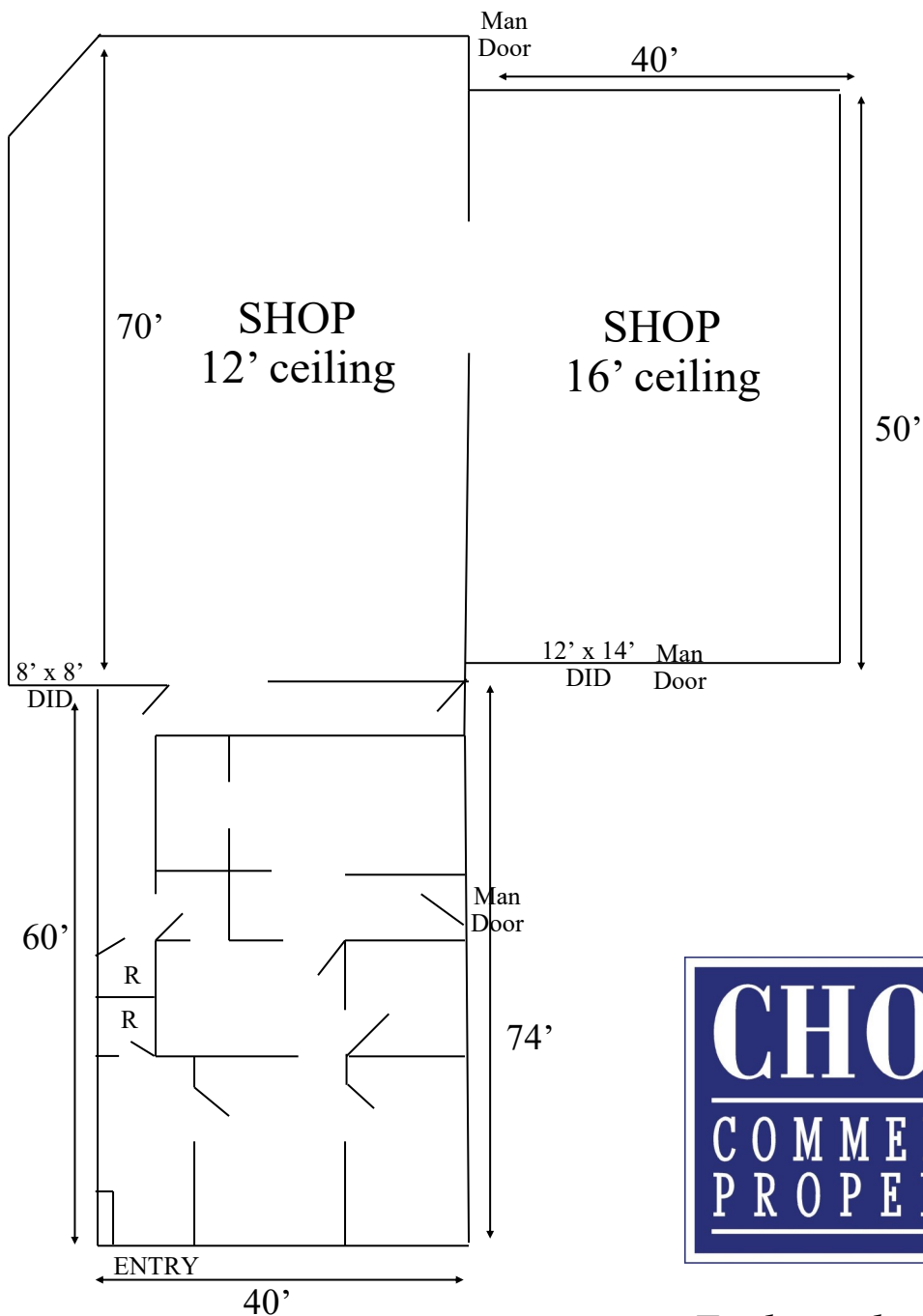


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Subject to errors, omissions, and to change of price and terms, prior sale or lease, all without notice.

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NOTE: THIS DRAWING NOT TO SCALE.



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