

Available SF:	550,000
Sale Price:	\$157,500,000
Last Updated:	Feb 5, 2023

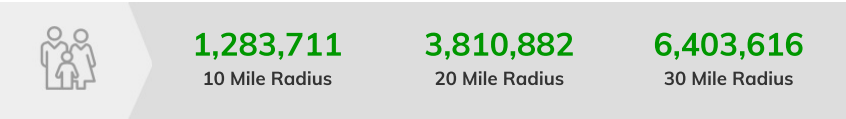
Realtor/Owner Contact

Malcolm Kelly
Better Homes & Gardens
708-859-0909

Property and Area Description

Magnificent Building offering approximately 550,000sf. Well built with heavy load floors, 10 dock doors and 3 freight elevators. Currently set up with about 64 rooms and warehouses over 4 floors and basement. Current set up is; First Floor 20 rooms, over 270,000sf with the largest warehouse being around 108,000. Basement 21 rooms +/- 130,000sf. 2nd Floor, 16 rooms, +/- 75,000sf. 3rd Floor, 16 rooms, +/- 32,000sf. 4th Floor, +/- 13,000sf. Opportunity awaits, it's flexibility is perfect for a myriad of purposes. Warehousing, manufacturing or redevelopment. Lot size is approximately 19.1 acres. Incredible location, minutes to expressways, high street traffic count, rail close by. Owners have a work face of 180 available to you as well. And they tell us that when Libby owned the building, there was a well that produced 1200gpm. Sellers have been slowly restoring the building, but there is still a lot to do. Call listing agent for your appointment to view this tremendous property. Investment Information Sales Contacts Investment Notes Building Information Blue Island, IL 60406 - Near South Cook Ind Submarket 550,000 SF Class C Manufacturing Building Built in 1955 Property is for sale at \$15,750,000 (\$28.64/SF) 13636 S Western Ave Better Homes & Gardens Malcolm Kelly 15000 Cicero Ave Oak Forest, IL 60452 (708) 859-0909 Broker Consultant (708) 859-0909 (phone) 11 Sale Price: Cap Rate: Price/SF: Sale Status: \$15,750,000 - \$28.64 Active Days On Market: 145 Sale Type: Investment Or Owner User Sale Conditions: High Vacancy Property, Redevelopment Project, Sale Leaseback Bldg Type: Owner Type: Bldg Status: Building FAR: Manufacturing No Built 1955 0.66 Stories: 4 Bldg Vacant: 0 SF Rent/SF/Yr: For Sale Warehouse Avail: 430,000 SF Office Avail: 0 SF CAM: - Land Area: 19.14 AC Smallest Space: 430,000 SF Multiple Tenant Owner Occupied: No Tenancy: Max Contig: 430,000 SF % Leased: 100.0% RBA: 550,000 SF Zoning: I-2 Ceiling Height: 21'0" Crane: None Cross Docks: - Column Spacing: 20'w x 50'd Const Mat: Masonry Loading Docks: 18 ext (bldg. total) Drive Ins: 5 tot./14'0"w x 12'0"h Rail Line: Yes Yes Levelators: 18 ext Sprinklers: Rail Spots: Yes Lot Dimensions: - Power: Heavy Utilities: Heating - Gas, Sewer - City, Water - City Features: Property Manager on Site, Signage Parcel Number: 28-01-201-046-0000 Parking: 300 free Surface Spaces are available; Ratio of 0.55/1,000 SF

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: Unknown

