

21141 Governors Hwy - Matteson Office Center

21145 Governors Hwy. | Matteson, IL | US | Cook County
Available SF: 22,523 | Sale Price: \$485,000



Building Type:	Office
Available SF:	22,523
Total SF:	22,523
Number of Stories:	3
Expandable:	Yes
Zoning:	Commercial, Office
Site Size:	4.50 Acres
Year Built:	1972
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Masonry
Sale Price:	\$485,000
Last Updated:	Aug 26, 2025

Economic Development Contact

Priscilla Cordero
Village of Matteson
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Realtor/Owner Contact

Peter Nguyen
MRC Holdings, LLC
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Property and Area Description

- 22,523 SF multi-tenant office building • Additional 912 SF storage in basement, excluded from square footage • Opportunity to add value through leasing • Land Area: 4.5 acres • 300' of frontage on Governors Hwy. • Potential redevelopment opportunity • Ample parking for employees • Close to 211th St. Metra Station • Short drive from I-57 • Traffic Count: 18,600 cars daily • Zoning: C-2 office • Taxes (2012): \$74,367, under appeal

Population

	493,661 10 Mile Radius	2,138,575 20 Mile Radius	4,943,180 30 Mile Radius
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Source: ESRI®, 2025

Households

	192,341 10 Mile Radius	837,484 20 Mile Radius	1,986,709 30 Mile Radius
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Source: ESRI®, 2025

Transportation

- Rail Served: Unknown
- Rail Served By: Unknown
- Rail Accessible: Unknown
- Rail Infrastructure in Place: Unknown

Utilities

- Electric: ComEd
- Natural Gas: Nicor
- Water: Village of Matteson
- Sewer: Village of Matteson