

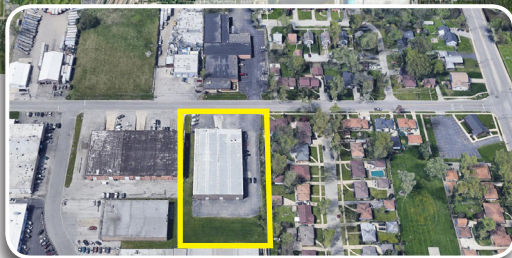
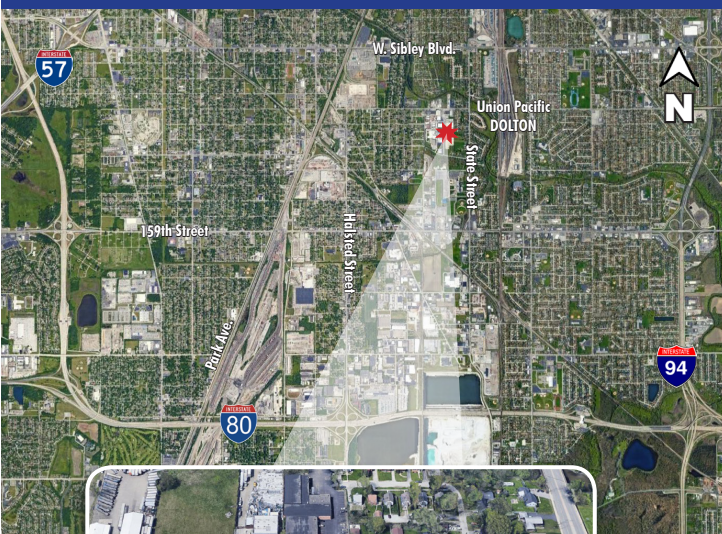
Available for Sale or Lease

111-113 W. 154th Street

South Holland, Illinois, 60473

**MIDWEST**  
INDUSTRIAL FUNDS  
REAL ESTATE INVESTMENT & DEVELOPMENT

17,144 - 24,437 SF Available



### Building Specifications:

Total Building Size:	± 24,437 SF on 1.75 Acres
Clear Height:	18' Typical
Loading:	2 Exterior Docks, 6 Drive-in Doors
Electrical:	400 Amps, 120/240 Volts
Parking:	± 60 Cars (Expandable)
Taxes:	\$2.02 PSF (2019 Payable in 2020 - 6B in Place)
Sale Price:	\$1,150,000 (\$47 PSF)

### Available Space:

- ± 17,144 SF (Divisible)
- ± 10% Office
- 1 Exterior Dock (8' x 10')
- 5 Drive-in Doors; 3 (10' x 10'), 1 (9' x 10') & 1 (12' x 12')
- 200 Amps, 120/240 Volts
- Lease Rate - \$4.25 PSF Net

### Comments:

- Close Proximity to I-57, I-294, I-94 & I-80
- Professionally Owned and Managed by Midwest Industrial Funds

### For More Information Contact:



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