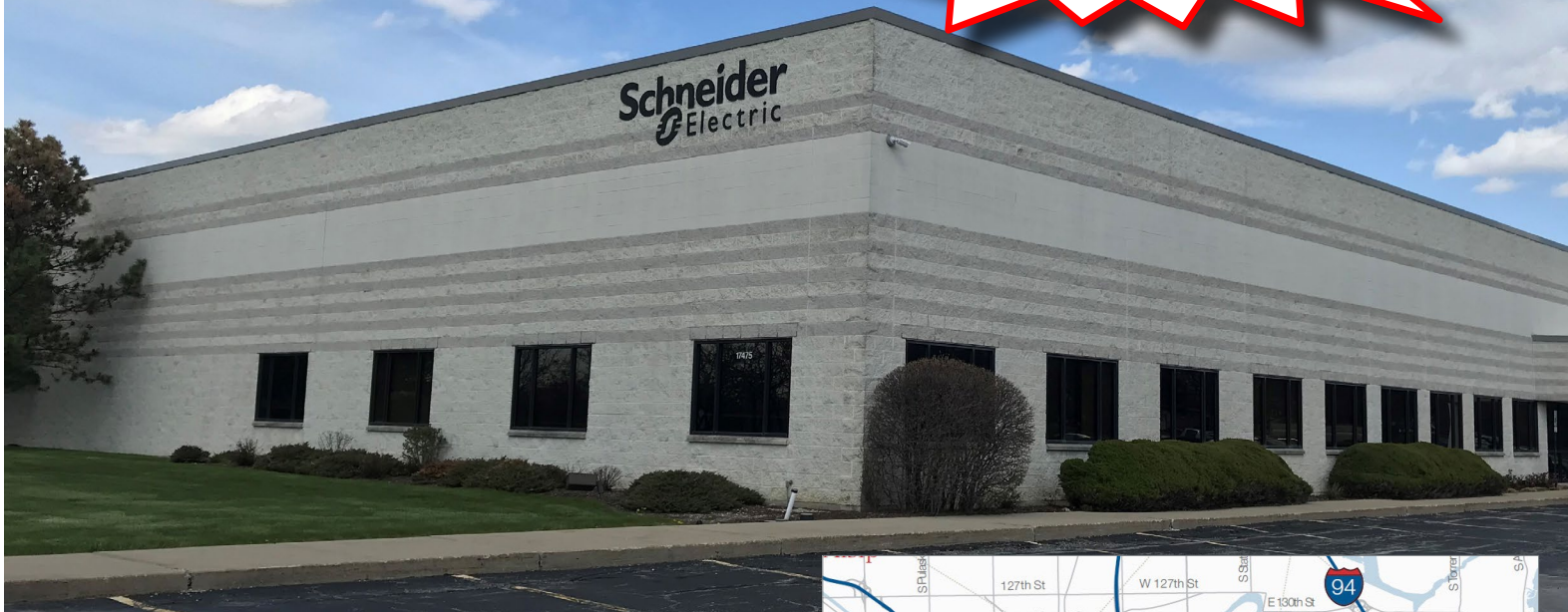


18,632 SF FLEX SPACE FOR SALE OR LEASE

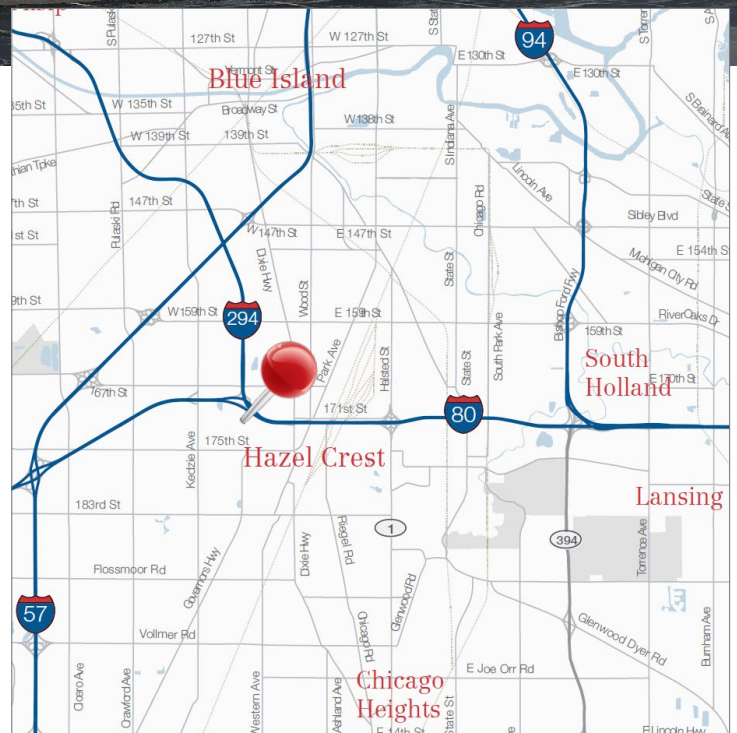
# 17475 Palmer Blvd., Homewood, IL

**HUGE  
PRICE  
REDUCTION!!!**



## PROPERTY FEATURES

- 18,632 SF available for sale or lease
- 80% office | 20% warehouse
- 1.75-acre site
- 18' clear height
- 1 exterior loading dock
- 1 drive-in door
- 1,600 amps @ 430 volt, 3-phase, 4-wire
- 50 auto parking spaces (4.08/1,000 SF)
- Masonry construction
- Wet sprinkler system
- Commercial zoning
- Built in 1993
- Fully air-conditioned warehouse
- New roof with 15-year warranty installed 11/2018
- Located in Palmer Lake Corporate Business Park
- Close proximity to 4-way interchange
- Immediate access to I-80, I-294 and I-57
- **Lease Rate: \$15.00/SF Modified Gross**
- **Sale Price: \$1,150,000 - \$985,000**



**17475 PALMER BLVD., HOMWOOD**

**John Basile**

630 693 0641

[jbasile@hiffman.com](mailto:jbasile@hiffman.com)

**Adam Johnson**

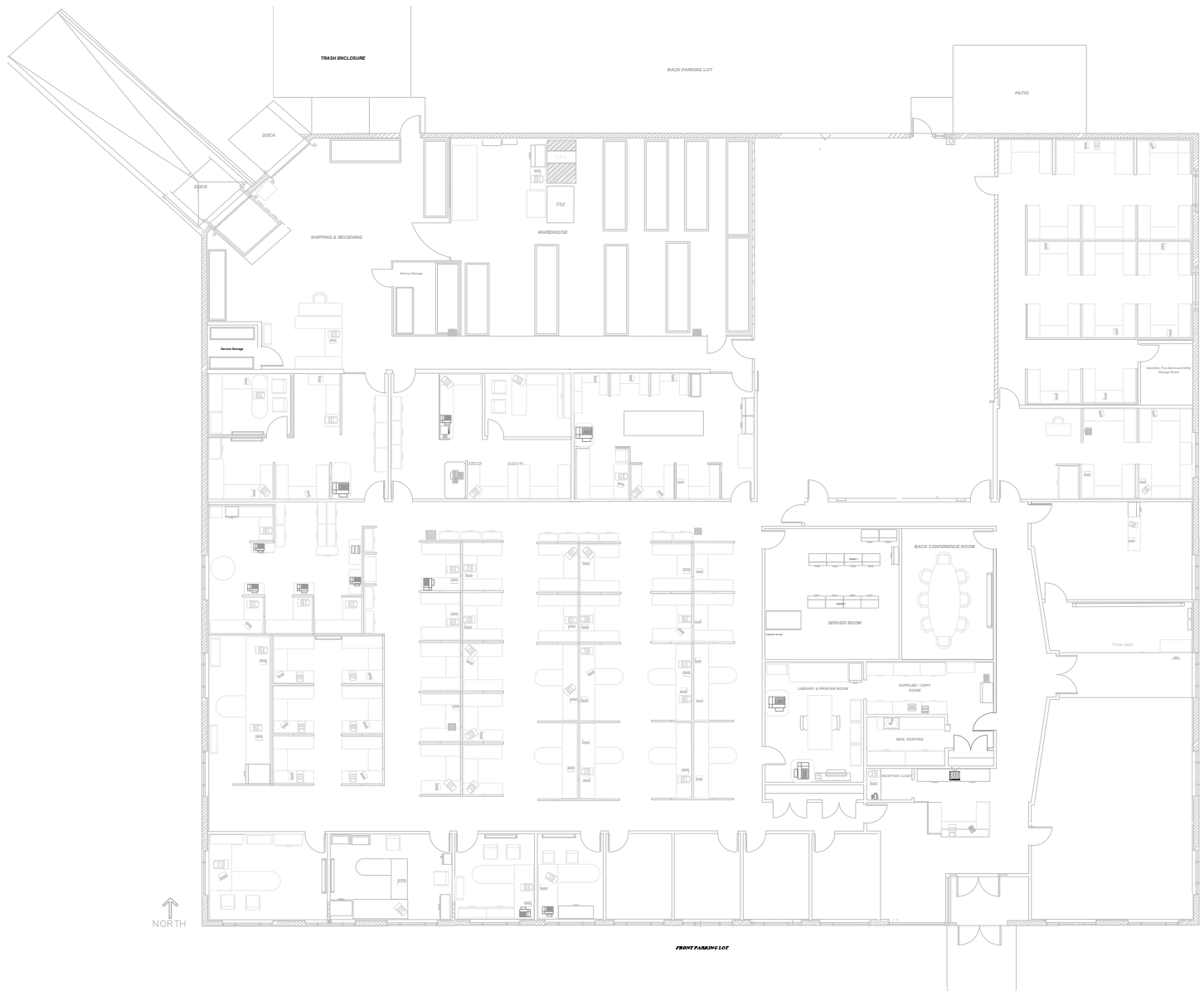
630 317 0729

[ajohnson@hiffman.com](mailto:ajohnson@hiffman.com)

18,632 SF FLEX SPACE FOR SALE OR LEASE

# 17475 Palmer Blvd., Homewood, IL

## SITE PLAN



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