

FOR SALE

17,700 SF | 0.84 AC



7852 WEST 47TH STREET

LYONS, ILLINOIS

SALE SUBJECT TO OFFER



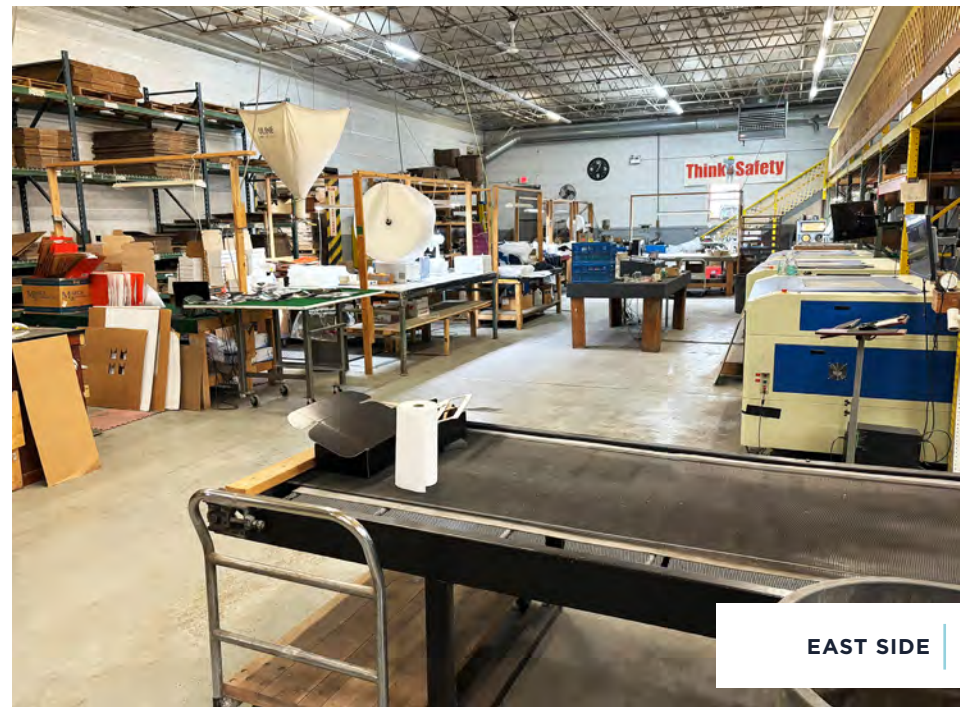
CUSHMAN &
WAKEFIELD

PROPERTY FEATURES

BUILDING SIZE	17,700 SF
OFFICE/SHOWROOM	3 Spaces: 1,114 SF; 885 SF; 319 SF
SITE AREA	0.84 Acres
CLEAR HEIGHT	16' - 18'
LOADING	2 Docks & 1 Drive-in Door
PARKING	2 Lots: 1 Graveled, 1 Asphalt
ZONING	I-1 Industrial
BUILDING DEPTH	120' - 125'
POWER	1,000 Amps, 240 Volt, 3-Phase
SPRINKLER	Wet System
TAXES	\$22,524 2022 (Paid 2023)
SALE PRICE	Sale Subject to Offer



WEST SIDE



EAST SIDE

SITE PLAN

17,700 SF
0.84 AC

HIGHLIGHTS

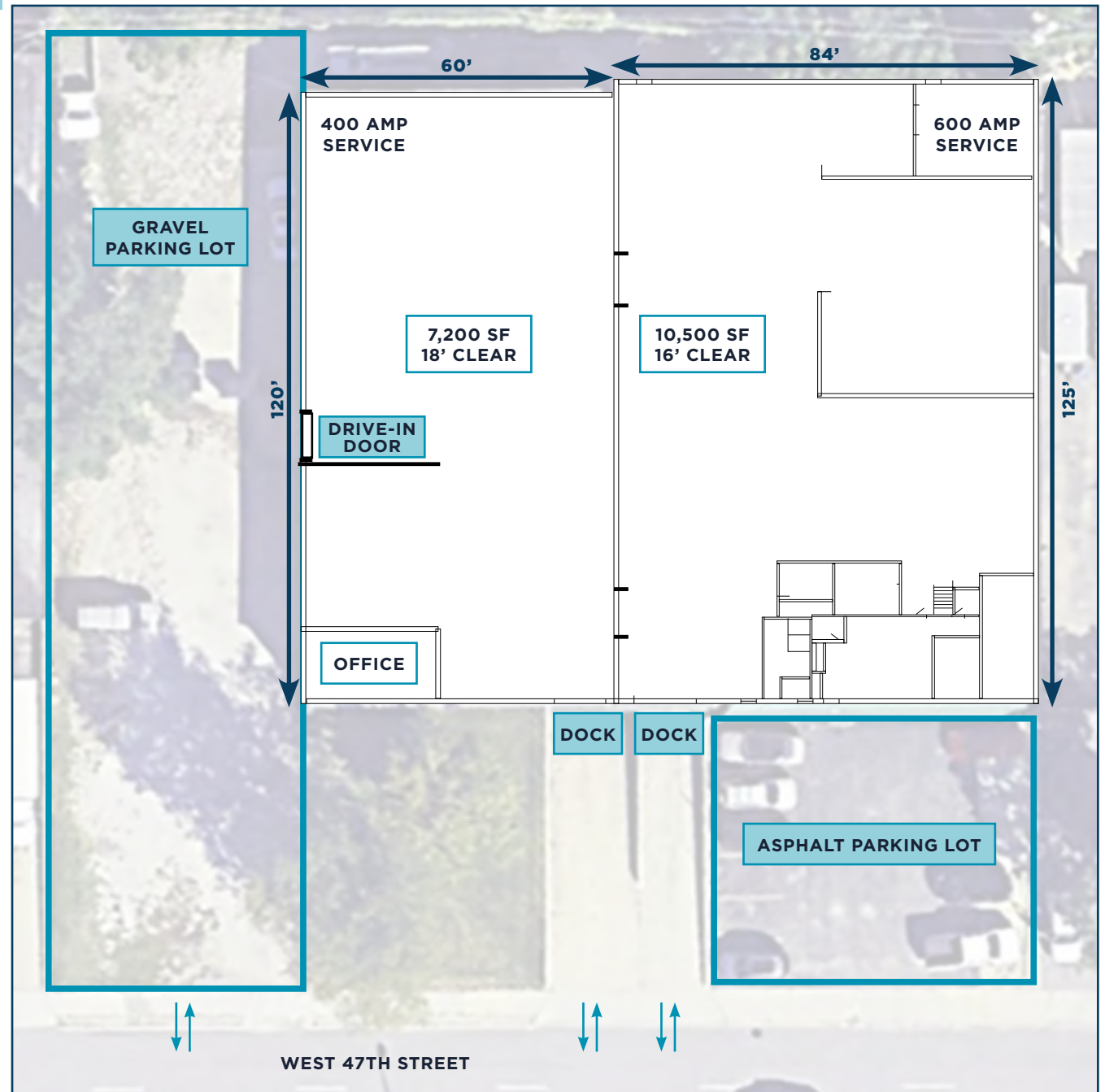
Functional industrial property with graveled and asphalt parking areas, and dock and drive-in loading.

Excellent location near highways, Chicago CBD and suburbs, and airports.

The east side of the building offers a 1,114 SF office/showroom on the 1st floor and a 885 SF loft office (not included in total SF), and the west side includes a 319 SF office on the 1st floor office.

Two electrical systems: 400 amp and 600 amps on the west and east sides, respectively. Both are 240 volt three-phase.

The warehouse areas have natural gas unit heaters and electronic energy-efficient fluorescent lighting.



PRIME LOCATION

FOR INDUSTRIAL USERS



 1.4 MILES TO I-55 INTERCHANGE	 13.0 MILES TO CHICAGO CBD	 5.4 MILES TO MIDWAY AIRPORT
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For additional information or to schedule a tour, please contact:

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