

9801

SOUTH INDUSTRIAL DRIVE
BRIDGEVIEW, ILLINOIS



FOR SALE

Flex Property | 13,672 SF | 2.02 Acres

FOR MORE INFORMATION, CONTACT:

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**CUSHMAN &
WAKEFIELD**

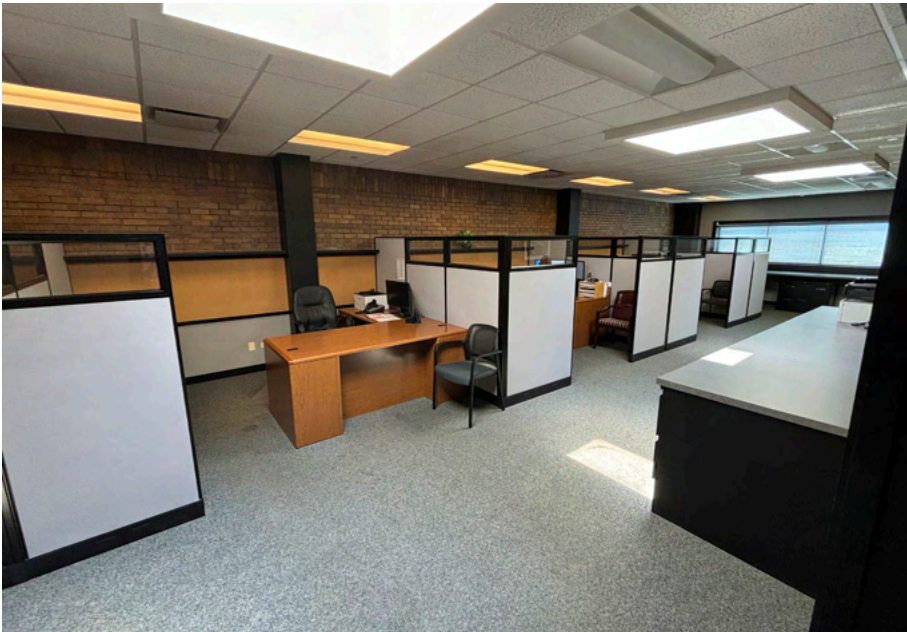


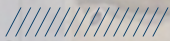
PROPERTY FEATURES

9801 South Industrial Drive in Bridgeview, Illinois is a free-standing, single-tenant brick building on 2.02 acres. A flex property, the building totals approximately 13,672 square feet, including office/storage space that can be converted into warehouse, with drive-in door loading, secure outdoor storage yard and heavy parking. The property is well located with immediate access to I-294 with tollway exposure and is crane served with additional land for truck parking or outside storage.



| | |
|-------------------|--|
| ADDRESS | 9801 S Industrial Dr, Bridgeview, IL |
| SITE SIZE | 2.02 Acres |
| BUILDING SIZE | ±13,672 SF |
| OFFICE SIZE | ±10,000 SF |
| LOADING | 1 Drive-In Door |
| CEILING HEIGHT | 15'4" |
| HVAC | Fully Temperature Controlled Throughout |
| YEAR BUILT | 1972; Remodels/Additions 1975, 1998 & 2007 |
| PARKING | 45 Spaces (Expandable) + Truck Parking |
| ZONING | Industrial; Outside Storage & Truck Parking |
| SPRINKLERED | Yes |
| SALE PRICE | Subject to Offer |
| REAL ESTATE TAXES | \$57,309 (~\$4.19/SF) (2023) Parcel 23-12-200-023-0000 |
| HIGHLIGHTS | <ul style="list-style-type: none">• True flex property with ability to convert office/storage space to warehouse• Heavy, expandable parking• Large outdoor storage space• Immediate access to I-294 with full frontage/visibility |






SITE PLAN

SECURE SITE
GATED, FENCED

EXPANDABLE
STRIPED PARKING SPACES

 UNOBSTRUCTED TOLLWAY
FRONTAGE
151,000 VPD (Source: IDOT)

FLEX BUILDING
±13,672 SF TOTAL

S INDUSTRIAL DR

INGRESS
EGRESS

1
DRIVE-IN DOOR

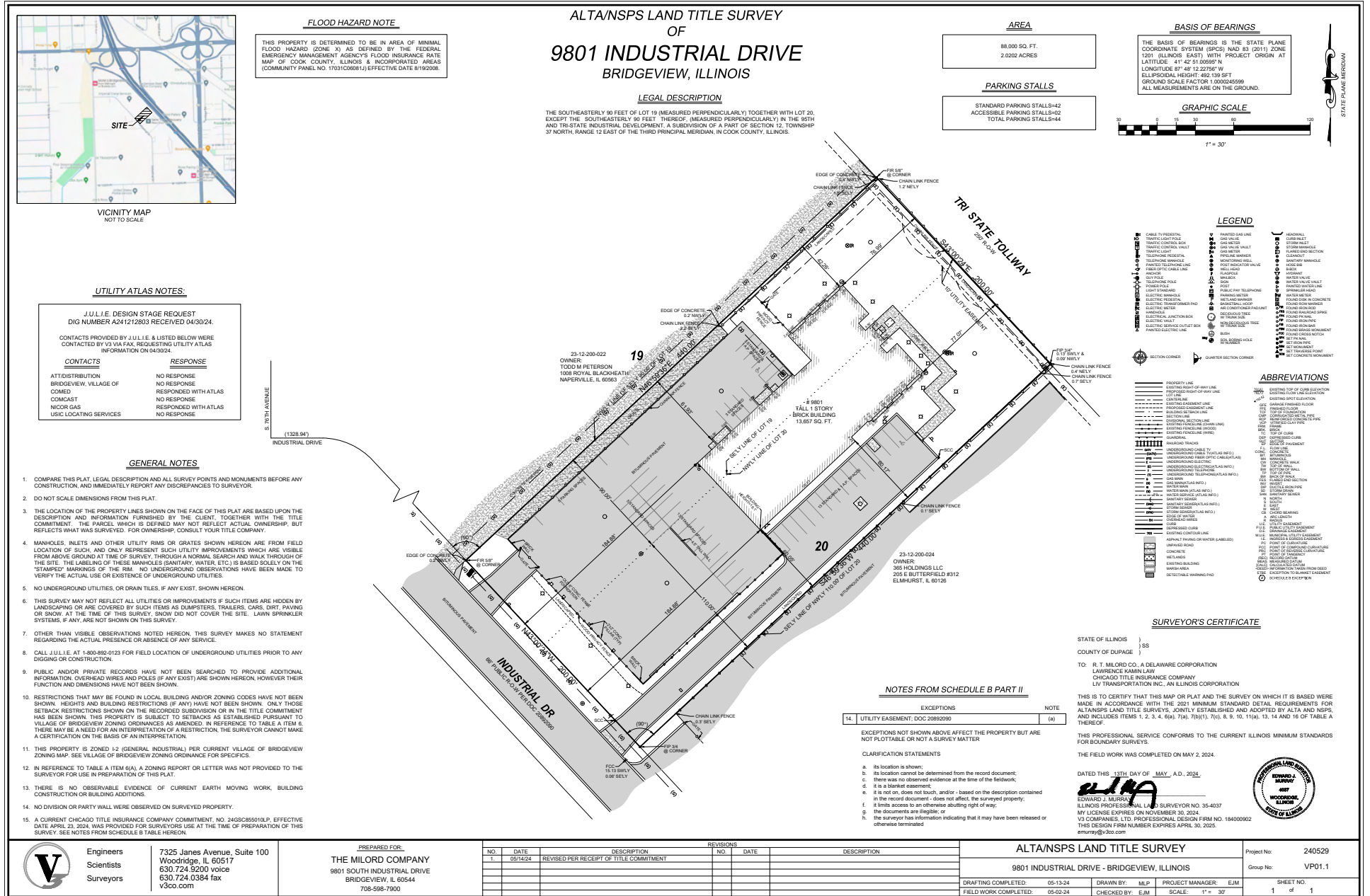
INGRESS
EGRESS

STORAGE YARD
PAVED, SCREENED

2 ENTRIES
INGRESS/EGRESS



ALTA SURVEY





I-294 OFF & ON ACCESS
 SOUTHBOUND: 0.6 MILES
 NORTHBOUND 1.0 MILES

UNOBSTRUCTED TOLLWAY FRONTAGE
 151,000 VPD (Source: IDOT)

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 BRIDGEVIEW, IL**

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