

**MANUFACTURING / HEAVY INDUSTRIAL BUILDING
*FOR SALE***

3357 S. State Street – Lockport Township, IL 60441

Available Space:	26,500 +/- SF
Total Building Size:	26,500 +/- SF (includes 1,500 sf additional storage building in rear)
Office Area:	1,700 +/- SF
Mezzanine Office Area:	1,000 SF (not included in total square feet)
County:	Will (Low Will County Real Estate Taxes)
Facility Type:	Manufacturing – Heavy Industrial – Warehousing – Outside Storage
Year Built:	1955 – 1960 (new addition) – 1980 (new addition)
Ceiling Clear Height:	15' (majority)
Loading:	2 interior docks, 1 Drive in door (5-10' x 12')
Landsite:	Approximate 3 acre site
Lighting:	Fluorescent
Power:	1000 plus AMPs
Water / Sewer:	Well and septic
Trailer Parking:	Yes
HVAC:	Gas – suspended heaters
Zoning:	Heavy Industrial with outside storage
Spray Booth:	Available
Occupancy:	Immediate
For Sale Price:	\$1,060,000.00 or \$40 / SF
Comments:	<ul style="list-style-type: none">• Located in Lockport Township• Convenient location with access to I-355 on the east, I-55 on the west and I-80 to the south• Mezzanine Office (not included in total SF)• Building expansion capability• Spray Booth in place and available• Fire Alarm for office area installed• Rail to the west of buildings• Abundant area for outside storage / trailer parking• Excellent access to labor pool• Extensive area amenities

**CONTACT: Rich Antczak, RECS / 630-747-5282
info@op2mize.com / www.op2mize.com**



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All information is from sources deemed reliable but is subject to errors, omissions, changes, prior transactions, other conditions, or withdrawal without notice. No representation/warranty is made as to the environmental condition of this property, nor those adjacent to it.

FOR SALE: Manufacturing / Heavy Industrial Building

3357 S. State Street, Lockport Township, IL 60441



PROPERTY OVERVIEW

- Industrial Heavy Zoning with Outside Storage
- Building(s) can be Expanded
- Convenient Location with access to I-355 on the East, I-55 on the West, and I-80 to the south
- 2 Loading Dock Doors
- Additional Storage Building in Rear
- 5 Grade Level Drive-in-Doors
- Heavy Power – 1,000+ AMPs

PROPERTY SPECIFICATIONS

Total Building Size
26,500 +/- SF

Office / Mezzanine Office Area
1,700 +/- SF / 1,000 +/- SF

Clear Height
15' (majority)

For Sale Price
\$40.00 / SF

Year Built
1955-1960 (new addition) – 1980 (new addition)

Facility Type
Warehouse / Manufacturing / Heavy Industrial / Outside Storage



OP2MIZE, LLC / www.op2mize.com / 888-831-9595

“Optimal Commercial Real Estate Strategies™”

Op2mize
Sustainable Intelligence™

AVAILABLE: 26,500 SF on ~ 3 Acres

3357 S. State Street, Lockport Township, IL 60441



**For More Information
Contact Exclusive Agent:**

Rich Antczak, RECS
rich@op2mize.com

630-747-5282

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