

**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

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