

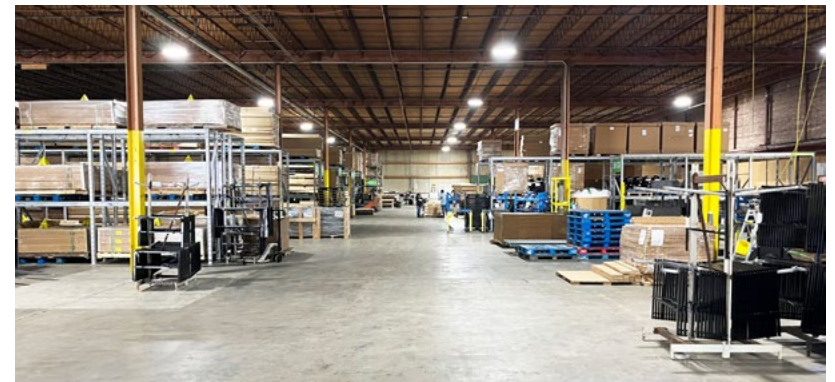
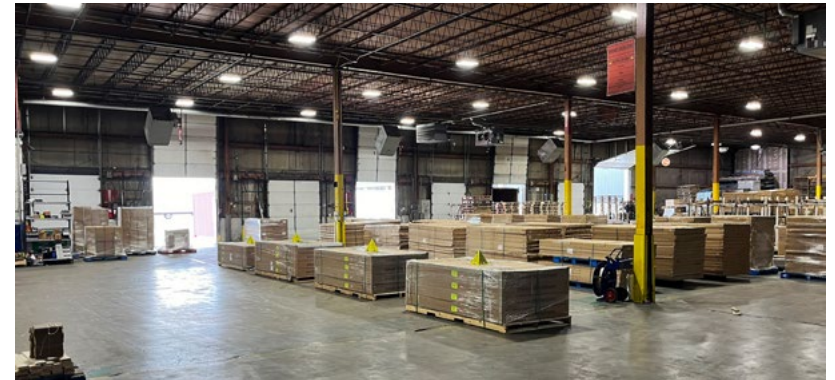
281,847 SF FOR SALE | 72,712 SF FOR LEASE

480 E LINCOLN HWY, CHICAGO HEIGHTS, IL

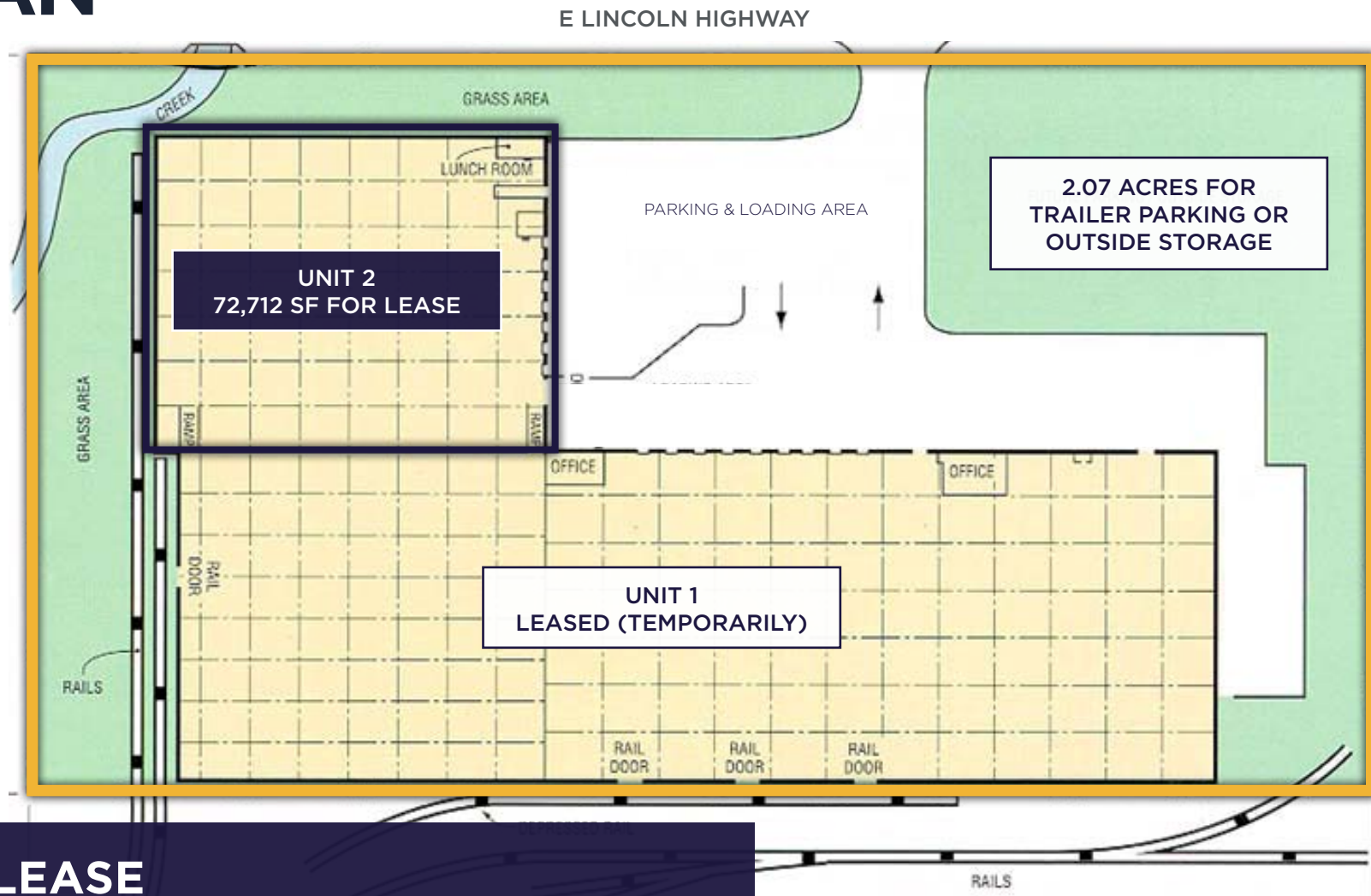
*Building can be delivered vacant to a user-buyer
6B tax incentive with new ownership*

PROPERTY FEATURES

Building Size:	281,847 SF
Site Size:	12.63 Acres
Office Area:	Unit 1: ±4,000 SF (2 Pods) Unit 2: ±1,000 SF
Clear Height:	22'
Docks:	16 Exterior docks
Drive-In Doors:	3 Drive-in doors
Lighting:	LED motion sensor
Power:	Unit 1: ±1,000-amps / 480-volts Unit 2: 600-amps / 480-volts
Year Built:	1963
Sale Price:	\$10,900,000 (\$38.67 PSF)
Tax Incentives:	Eligible for 6B tax incentive with new ownership
Additional Land for Trailer Parking or Outside Storage:	<ul style="list-style-type: none">• 2.07 acres• Possible 55 trailer positions (55' stalls)• Site may be paved, fenced, lit, gated



SITE PLAN



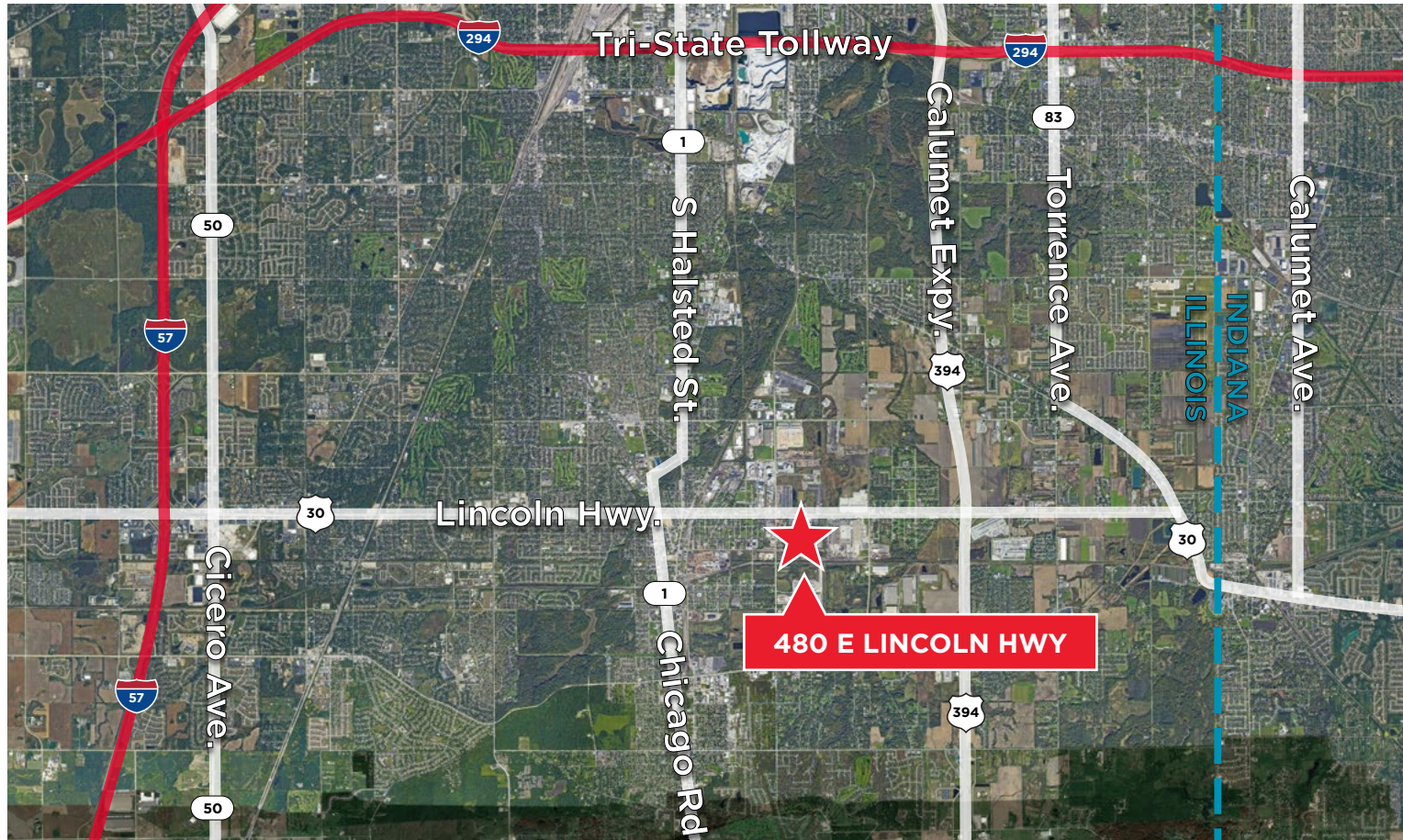
FOR LEASE

- » Unit 2
- » 72,712 for lease
- » ±1,000 SF office
- » Available May 15, 2025
- » 7 Exterior docks
- » 1 Drive-in door
- » 600-Amps / 480-Volts
- » Lease rate subject to offer

281, 847 SF FOR SALE | 72, 712 FOR LEASE

480 E LINCOLN HWY, CHICAGO HEIGHTS, IL

Access to Major Routes | <7 Miles to I-57, I-294 & I-94



For more information, please contact:

RYAN KLINK
Managing Director
+1 847 518 3211
ryan.klink@cushwake.com

CONNOR NIEGO
Associate
+1 708 870 1531
connor.niego@cushwake.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.