

9801

SOUTH INDUSTRIAL DRIVE
BRIDGEVIEW, ILLINOIS

NEWLY REDUCED PRICE



FOR SALE

Flex Property | 13,672 SF | 2.02 Acres

FOR MORE INFORMATION, CONTACT:

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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 with additional land for truck parking or outside storage.



ADDRESS	9801 South Industrial Drive, Bridgeview, IL
SITE SIZE	2.02 Acres
BUILDING SIZE	±13,672 SF
OFFICE SIZE	±10,000 SF (Can be reduced)
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	Newly reduced! \$2,300,000
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 the ability to convert ±4,250 SF of office/storage space to warehouse• Heavy, expandable parking• Large outdoor storage space• Immediate access to I-294 with full frontage/visibility

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LOFT PLAN

The floor plan shows a rectangular space with a large open area on the left and a smaller, shaded storage area on the right. A staircase labeled 'DOWN TO BREAK' is located between the two areas. The storage area is labeled 'LOFT / ATTIC SPACE LIGHT STORAGE 1,466 SQ.FT.' and has a note 'CLEAR HEADROOM THIS AREA APPROX. 6'-0" TO BOTTOM OF JOISTS.' above it. The large open area has a note 'CLEAR HEADROOM THIS AREA APPROX. 5'-0" TO BOTTOM OF JOISTS.' below it. The plan is titled 'LOFT PLAN' at the top.

CLEAR HEADROOM
THIS AREA
APPROX. 6'-0" TO
BOTTOM OF JOISTS.

LOFT /
ATTIC SPACE
LIGHT
STORAGE
1,466 SQ.FT.

DOWN TO BREAK

CLEAR HEADROOM
THIS AREA
APPROX. 5'-0" TO
BOTTOM OF JOISTS.

FIRST FLOOR PLAN

The first floor plan shows a building layout with various rooms. A yellow outline highlights a specific section on the left side of the plan, which is labeled 'POTENTIAL CONVERSION' in a callout box. This highlighted area includes a large warehouse space (15'-4" CLR. HT., 17'-4" HT. TO DECK), a storage room (10' CLG HT.), several offices, a break room, a conference room, and a workspace (9'-0" CLG HT.). The rest of the floor plan includes a building entrance, a reception area, a server room, a copy printer mail room, a men's room, a women's room, a janitor's room, and several other workspaces and offices. The plan also shows a building entrance on the right side.

POTENTIAL CONVERSION

The outlined space was originally built as warehouse space, the existing storage, & the outlined portion of the

The outlined space was originally built at warehouse height; the existing storage & the outlined portion of the office (±4,250 SF) could be reconverted to warehouse.








SITE PLAN

S INDUSTRIAL DR

SECURE SITE
GATED, FENCED

EXPANDABLE
STRIPED PARKING SPACES

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

FLEX BUILDING
±13,672 SF TOTAL

1
DRIVE-IN DOOR

INGRESS
EGRESS

INGRESS
EGRESS

STORAGE YARD
PAVED, SCREENED

2 ENTRIES
INGRESS/EGRESS



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