

Preliminary Property Information

# Available Overhead Crane-Served Space

Up to 200,000sf available on multiple-building industrial campus  
IOS opportunities on 14-acre site

317 E. 11<sup>th</sup> Street  
Chicago Heights, Illinois

## Nearing Completion of Extensive Property Renovation Project



### Overview

Parcel Size:	+/- 14 acres
Total Building Size:	+/- 200,000sf across multiple buildings
Ceiling Heights:	Up to 40'
Overhead Cranes:	To Suit

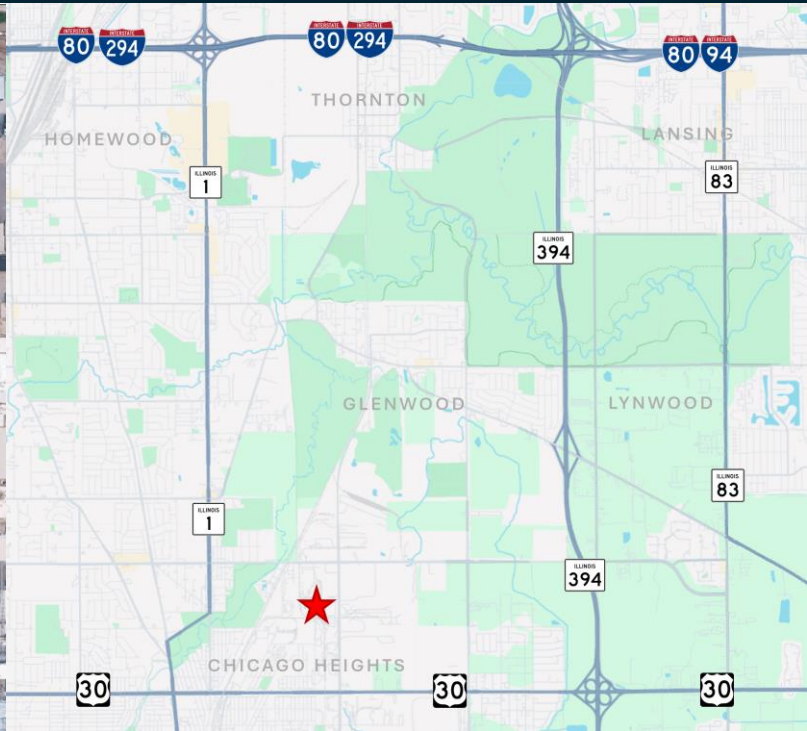
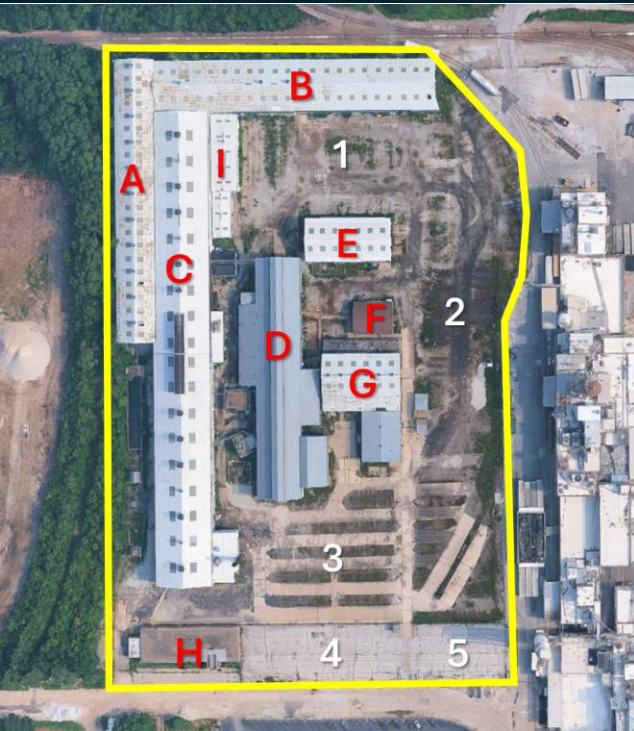
### Features

- Unique Availability of Clear-Span Crane-Served Space
- Extensive restoration project includes new roof, floors, lighting grid, electric and gas service
- Additional land available for outside storage
- Multiple occupancy scenarios offered including long- and short-term leases
- Low RET and occupancy-related expenses
- Separate free-standing 10,500sf office building available
- Heavy Power

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317 E. 11<sup>th</sup> Street  
Chicago Heights, Illinois  
Chicago Southland



Building	Description	Approximate Area	Ceiling Ht	Approximate Dimensions	Overhead Crane
A	Crane Bay	30,000sf	40'	450' x 60'	To Suit
B	Crane Bay	38,000sf	40'	450' x 80'	To Suit
C	Crane Bay	68,000sf	40'	760' x 85'	To Suit
D	Crane Bay	39,000sf		380' x 70'	To Suit
E	<b>LEASED</b>				
F	Warehouse	3400sf		60' x 50'	N/A
G	Machine Shop	20,000sf		--	N/A
H	Office Building	10,500sf		--	N/A
I	<b>LEASED</b>				

Land	Description	Estimated Area	Estimated Dimensions
1	Exterior Storage	1/2 acre	280' x 115'
2	Exterior Storage	2.5 acres	760' x 150'
3	Exterior Storage	1/2 acre	160' x 230'
4	Fenced Parking Lot	1/3 acre	250' x 95'
5	Fenced Parking Lot	1/2 acre	150' x 95'

### Links to Additional Information

- [Google Maps](#)
- [Google Earth](#)
- [Streetview](#)