

# FOR LEASE OR SALE

## 26,173 SF



TINLEY PARK, IL — WILL COUNTY

## 18531 SPRING CREEK DRIVE

LEASE RATE  
Subject To Offer

### COMMENTS

- Make-Ready Renovations Underway
- Open, Efficient Warehouse Layout
- Close Proximity to I-80, I-57, and I-294
- Heavy Power
- Fully Air-Conditioned Warehouse & Office
- Low, Stable Will County Taxes
- Access To Large Skilled Labor Pool
- Existing Crane Available for Use
- Professionally Owned and Managed

### BUILDING DETAILS

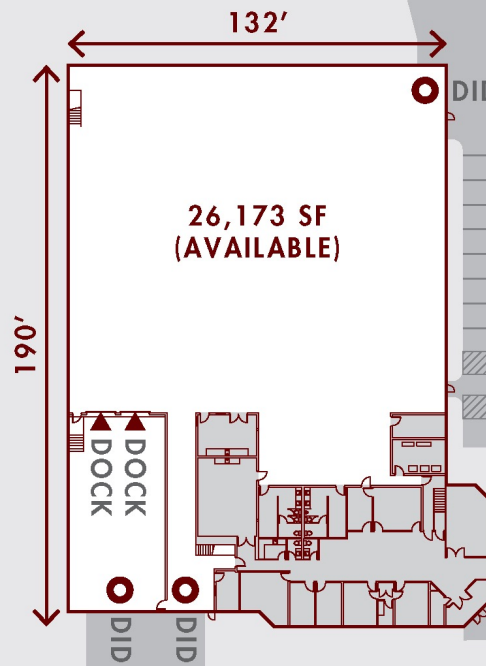
Building Size	26,173 SF <sup>[1]</sup>
Office Size	5,274 SF <sup>[1]</sup>
Site Size	1.79 Acres
Clear Height	19'
Loading	2 Interior Docks 2 Drive-In Doors (14' H x 10' W)
Real Estate Taxes (2024)	\$1.68 PSF
Parking	56 Parking Spots (2.14/1,000 SF)
Sprinkler	Wet Pipe System
Power	3,200-Amp – (2) 1600-Amp Service
Lighting	LED
HVAC	Fully Air Conditioned

[1] An additional 4,304 SF of second-story office space is excluded from Building & Office Sizes



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SPRING CREEK DRIVE

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