

**IOS
PROPERTY
FOR LEASE**

**TRUCK
&
TRAILER**

**OUTSIDE
STORAGE**

**RARE
TRAILER
PARKING
SITE**

**NEAR
IL-394,
I-294,
I-80
&
I-94**

TRANSWESTERN

REAL ESTATE
SERVICES

19700 STONEY ISLAND AVE

Lynwood, IL 60411



PROPERTY SPECIFICATIONS

- **BUILDING SIZE:** ±5,425 SF
- **LAND AREA:** ±4.95 AC
- **CLEAR HEIGHT:** 13' - 21'
- **LOADING:** 2 DIDs
(1) 14x14'
(1) 9x12'
- **POWER:** 200 AMPS
- **PARKING:** ±125 TRAILER STALLS
MINIMUM
- **CONSTRUCTION:** MASONRY, BRICK & STEEL
- **RE TAXES:** \$32,505.61 (BILLED IN 2024)
- **LEASE RATE:** STO (SUBJECT TO OFFER)

PROPERTY HIGHLIGHTS

- **WAREHOUSE**
 - Triple Trap Drains
 - Fully AC building
 - Brand New Interior
 - Additional Mezzanine Area
 - Private offices, conference area, kitchen, restrooms
- **YARD**
 - Rare Trailer Parking Site
 - Direct Frontage Road Access off I-394
 - Heavy Industrial Zoning
 - Fully Fenced with Keypad Gate for Easy Access
 - Fully Lit Premises with Power Outlets
 - Fresh Laid Road Base Dense Gravel
 - Empty Trailer Stackability
 - Permitted Uses Include Open Storage of Trailers and Materials
 - 3 Miles south of IL-394, I-294, I-80 and I-94 Four-Way Interchange

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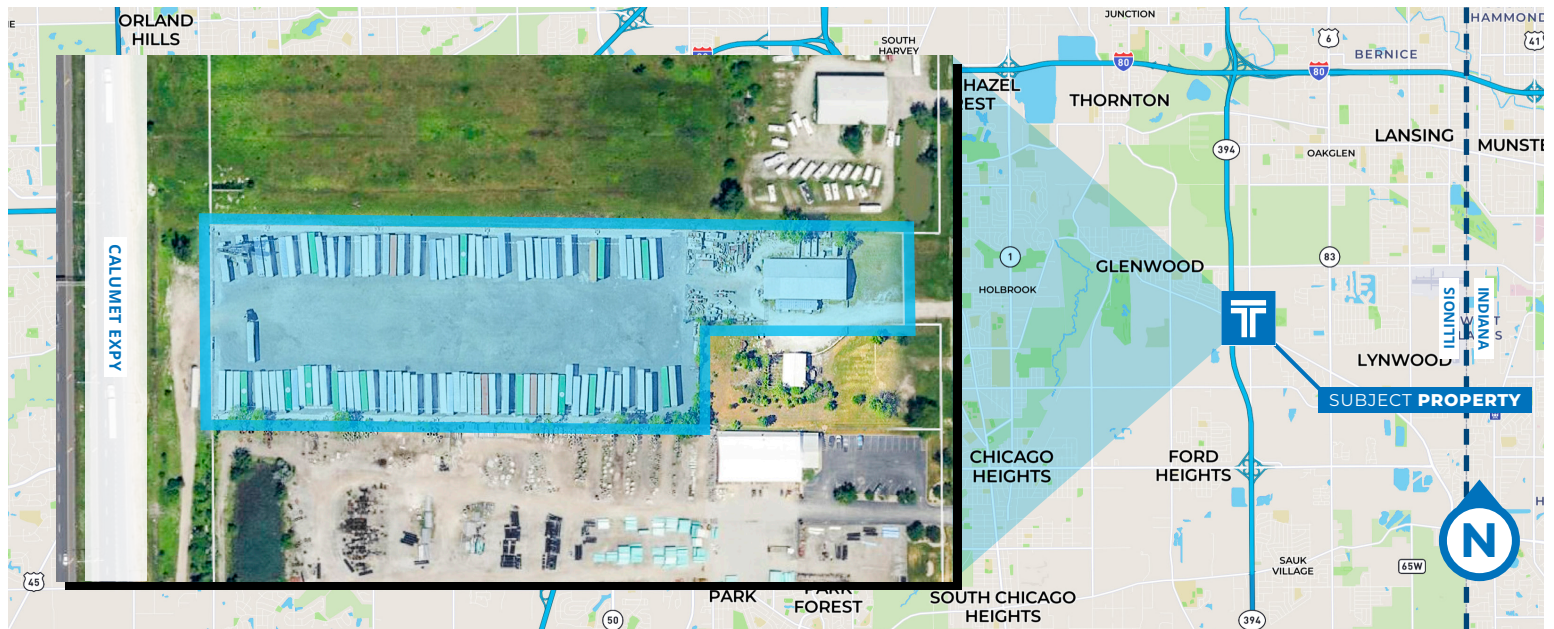
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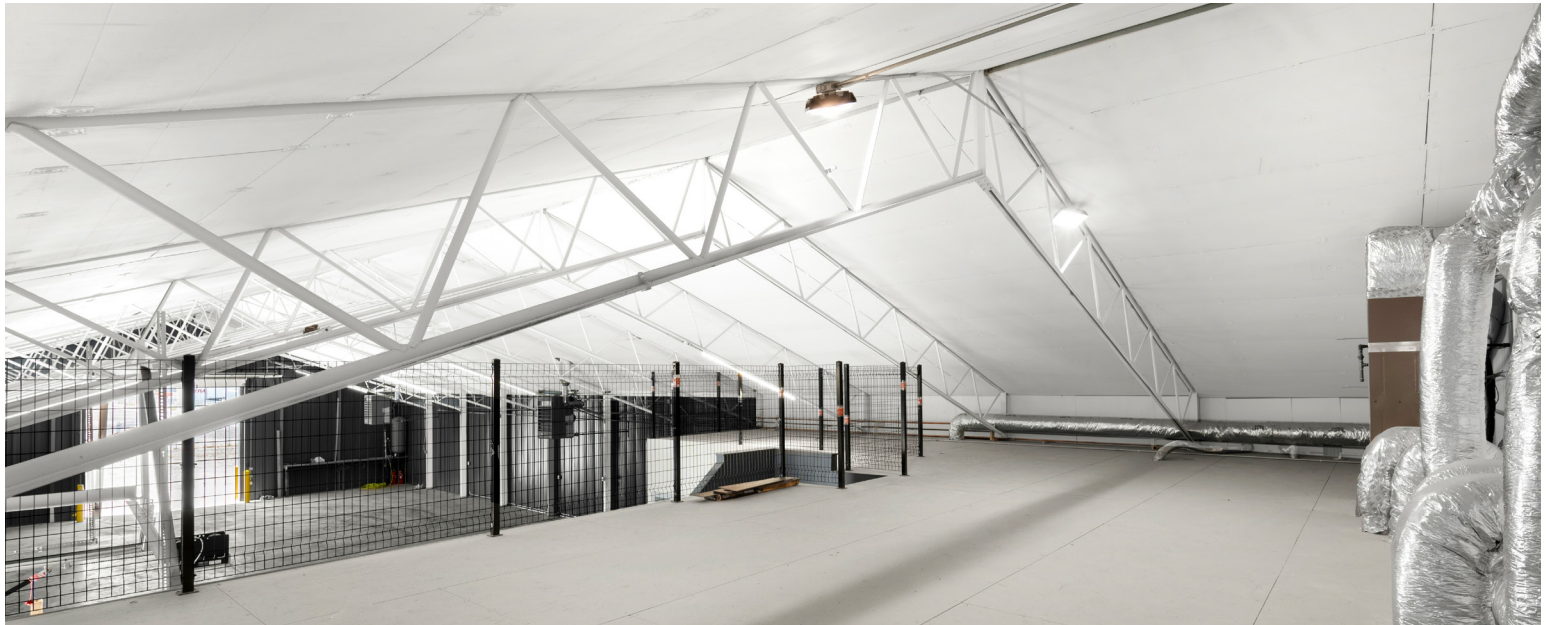
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