

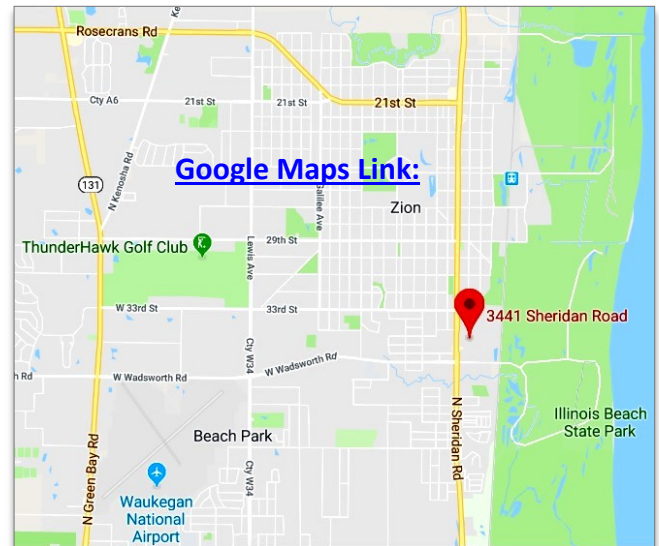
**FOR SALE:**

## 70,625 Sq. Ft. Industrial Warehouse 3441 Sheridan Road • Zion • IL 60099



### PROPERTY HIGHLIGHTS:

**PIN #:** 04-27-300-008  
**BUILDING SIZE:** 70,625 Sq. Ft.  
**BUILDING TYPE:** Industrial Warehouse  
**CONSTRUCTION:** Steel & Brick  
**ZONING:** Light Manufacturing  
**LOT SIZE:** 5.44 Acres / 237,101.80 Sq. Ft.  
275' x 844.49' x 275' x 856.2'  
**OFFICE AREA:** Approx. 15,000 Sq. Ft.  
**LOADING:** Dock with Leveler  
2 - 10' x 12' Overhead Doors  
**CEILING HEIGHT:** 12' - 14' in Warehouse / 8' in Office  
**POWER:** 600 Amps / 3-phase  
**HVAC:** Heat & A/C Throughout Most of Bldg.  
**PARKING:** More Than Sufficient  
**PURCHASE PRICE:** \$1,650,000



### DIRECTIONS:

Sheridan Road, between W. Wadsworth Road & 33rd Street, east side of road, in Zion.

**COMMENTS:** Well-maintained industrial building located in a **TIF district** and great location. Multiple offices and conference room, lunch room, and reception. Two overhead doors and dock with leveler. Backs up to residential area. Nearby newer retail CVS, Piggly Wiggly, and multiple eating establishments. Abundant labor. City of Zion is willing to work with new business!

Contact: [Ralph Huszagh](mailto:jcf.ralph@sbcglobal.net) @ 847-977-9040 (Cell) / [jcf.ralph@sbcglobal.net](mailto:jcf.ralph@sbcglobal.net)

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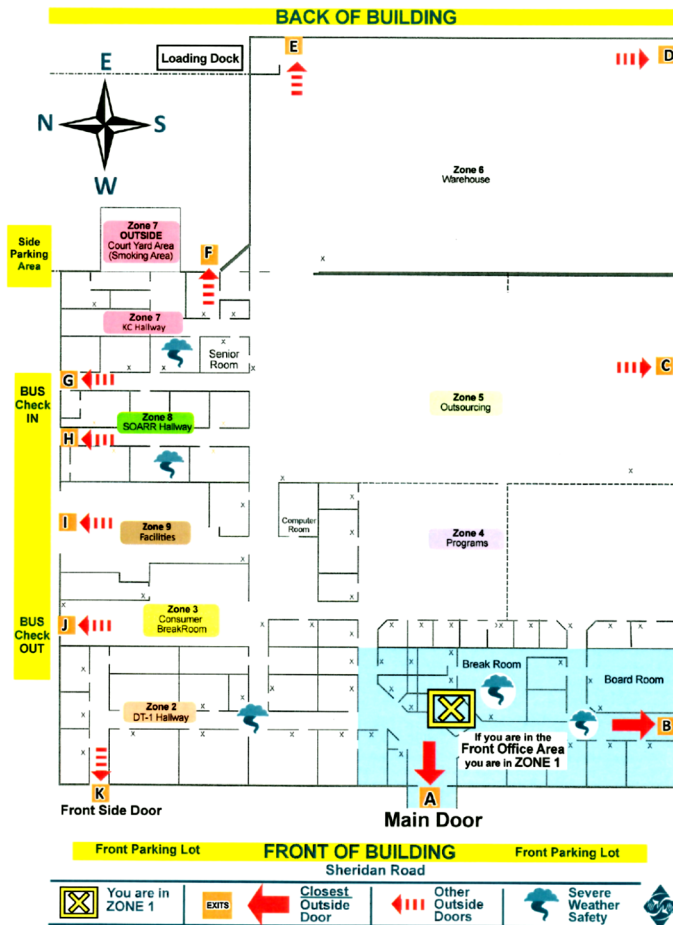
131 West Park Avenue • Libertyville • IL • 60048  
[www.jcforneyrealty.com](http://www.jcforneyrealty.com)  
Office: (847) 362-2000

All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions, and change without notice.



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