

Single-Tenant Industrial Building near Tri-State

**BANK
ORDERS
SALE**

9999 S. Virginia | Chicago Ridge, IL

\$ 2,200,000

Investment Highlights

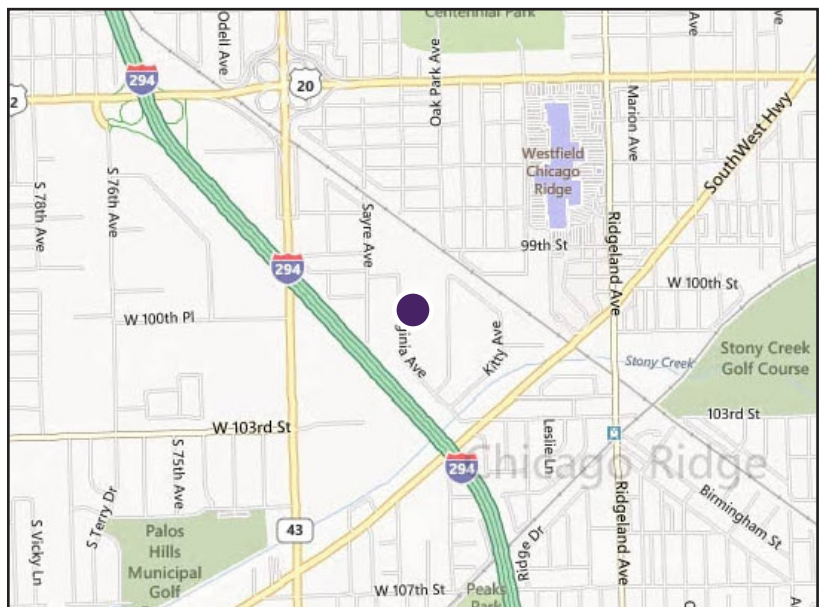
- 67,500 SF industrial building
 - 55,000 SF warehouse
 - 12,000 SF office
- 16' clear heights
- Mezzanine office space
- Previously owner-occupied
- Loading: 2 docks, 1 drive-in door
- Land Area: 4.51 acres
- Zoning: M-1
- Taxes (2012): \$69,802

Property Highlights

Situated on 4.51 acres, 9999 S. Virginia is a 67,500 square foot industrial property built in 1991. The 55,000 square foot warehouse features 16' clear heights, two interior docks and a drive-in door. The 12,000 square foot office is divided between two floors and includes some furnishings. A substantial parking lot has room for 137 cars, but could also be used for trailer parking. The site can also accommodate a 32,000 square foot expansion.

Area Highlights

9999 S. Virginia is located in a 135 acre industrial park known as The Park at Chicago Ridge. The industrial park features rail spurs and ready access to the Tri-State Tollway (I-294) and the rest of the extensive highway network around Chicago.

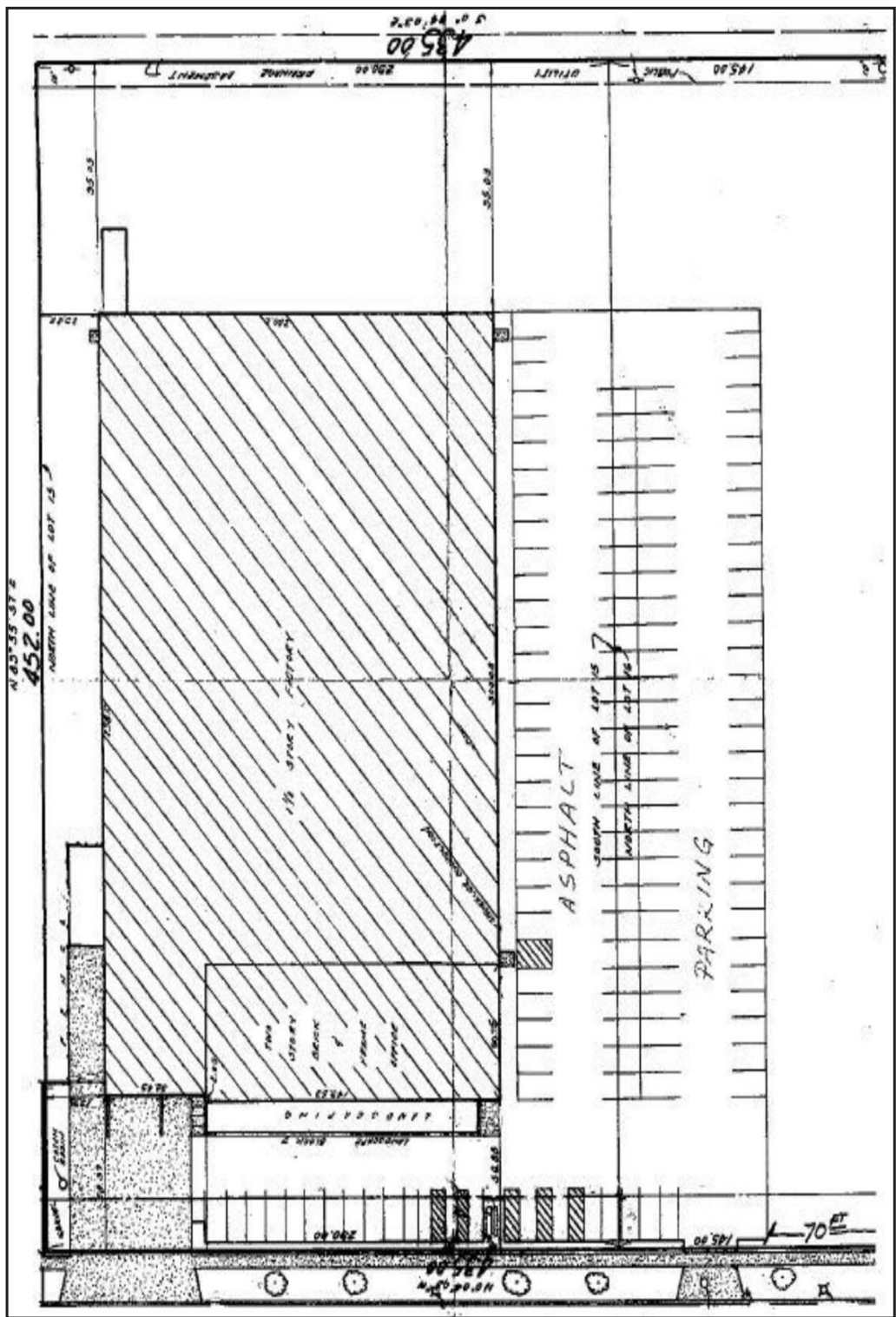


Disclaimer: Millennium Properties R/E is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of the information contained herein. The information has been obtained sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale.

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**MILLENNIUM
PROPERTIES R/E**

Plat Map



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Office Photos



Reception



Executive Office



Office



Office Area

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Warehouse Photos



Warehouse



Mezzanine



Dock Doors



Mezzanine

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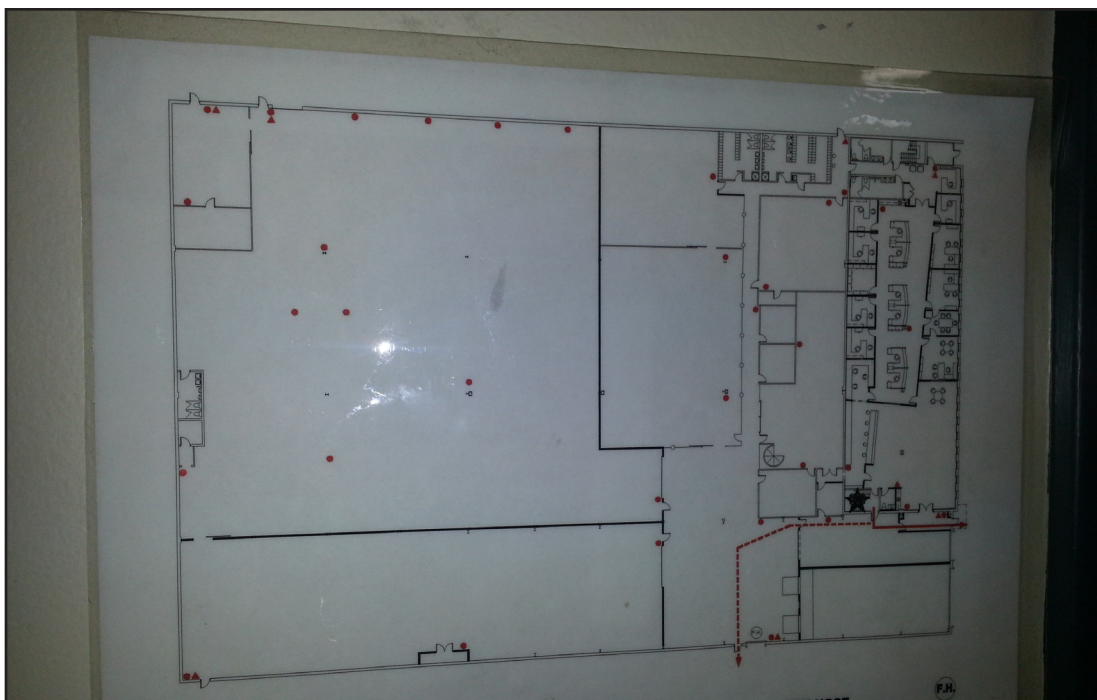
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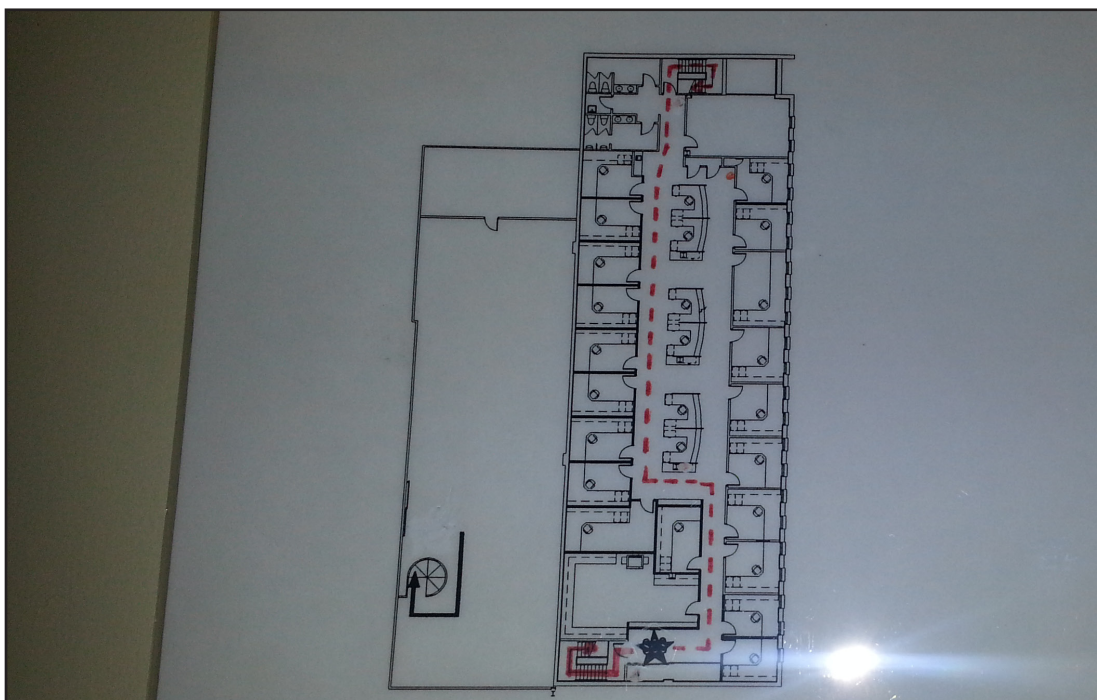
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Floor Plan



Main Floor



Mezzanine

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