



Colliers Bennett & Kahnweiler

**FOR SALE**  
**33,400 SF BUILDING ON 8.2 ACRES**  
**LEMONT, ILLINOIS**



**LOCATION:** Main Street and Maley Road, Lemont, Illinois.

**BUILDING SIZE:** 33,400 sf

**SITE SIZE:** 8.22 Acres

**OFFICE:** ±7,400 sf

**LOADING:** 3 exterior truck docks  
1 drive-in doors  
2 rail doors

**BUILDING FEATURES:** Fully sprinklered  
21' Clear Ceiling  
Low Pressure Steam Heat  
Mercury Vapor Lighting  
1600 Amps @ 480v

**RAIL:** 2 exterior doors  
ICG Railroad

**ZONING:** M-3

**SALE PRICE:** \$1,950,000

**REMARKS:** Site entirely fenced.  
Built in 1980.  
Building expansion or new construction possible.  
Abundant trailer and car parking.  
Immediate possession.

**Cathy Howland**  
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