

USER/INVESTOR OR REDEVELOPMENT OPPORTUNITY
MANUFACTURING BUILDING WITH YARD

2154 VERMONT STREET

BLUE ISLAND, ILLINOIS 60406

HUGE PRICE REDUCTION!



PROPERTY INFORMATION

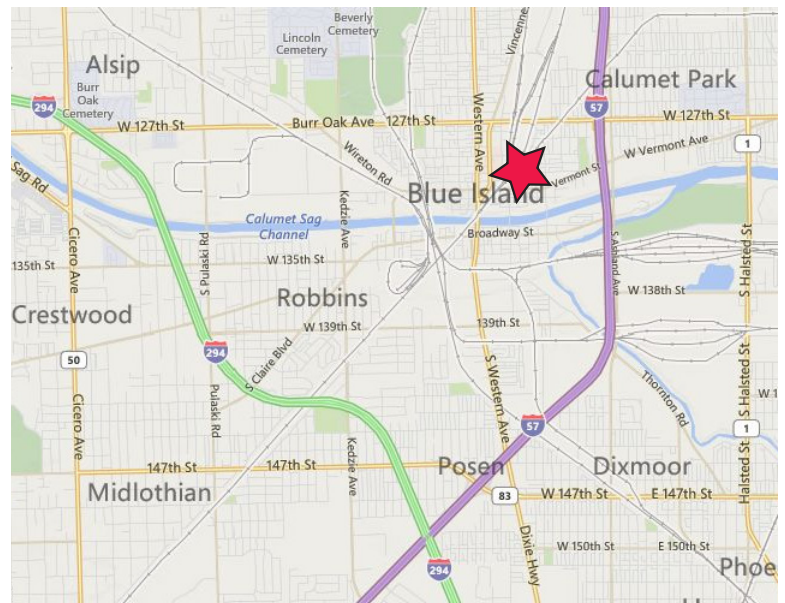
67,516 SF Site

- Just off I-57
- 25 minutes to Chicago Loop
- Steps away from Metra stop
- Rental Income (call for details)

CONTACT INFORMATION

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Jeff Locascio, SIOR
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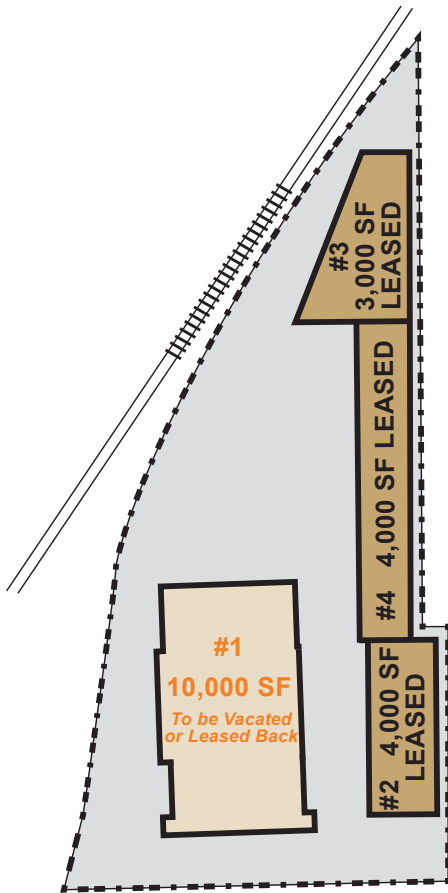
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SPECIFICATIONS

| | |
|-------------------|--------------------------------------------------|
| BUILDING #1 | 10,000 SF <i>To be Vacated or Leased Back</i> |
| BUILDING #2 | 4,000 SF <i>Leased</i> |
| BUILDING #3 | 3,000 SF <i>Leased</i> |
| BUILDING #4 | 4,000 SF <i>Leased</i> |
| CONSTRUCTION | Masonry |
| YEAR BUILT | 1976 |
| CEILING HEIGHT | 14' - 22' Clear |
| LOADING | 5 Drive-In Doors |
| REAL ESTATE TAXES | \$19,530.86 (2012) |
| LEASE RATE | Subject to Offer |
| SALE PRICE | \$980,000 \$550,000 |



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