



Available

72,712 - 281,847 SF

480 E. Lincoln Hwy. | Chicago Heights, IL



Full building available 12/2026!

Total Building Size	281,847 SF
Available for Sale	281,847 SF
Available for Lease	281,847 SF (divisible to 72,712 SF)
Site Size	12.63 Acres
Office Size	5,000 SF
Ceiling Height	22' clear
Docks	16 exterior
Drive-in Doors	3 DID
Lighting	LED motion sensor
Power (2 services)	+/- 1,000a/480v 600a/480v
Sprinkler	ESFR
Year Built	1963
Lease Price	\$7.95/SF Gross
Reduced Sale Price	~~\$10,900,000~~ \$10,500,000
Comments	2.07 acres of additional trailer parking 55 potential trailer positions Site may be paved, fenced, lit and/or gated

Adam Haefner
Managing Director
+1 773 343 1441
adam.haefner@jll.com

Nick Fazio
Vice President
+1 312 860 1577
nick.fazio@jll.com

Zeke Rowan
Executive Vice President
+1 708 359 9963
zeke.rowan@jll.com

Marty Mikaitis
Principal
+1 708 502 4663
martin.mikaitis@jll.com

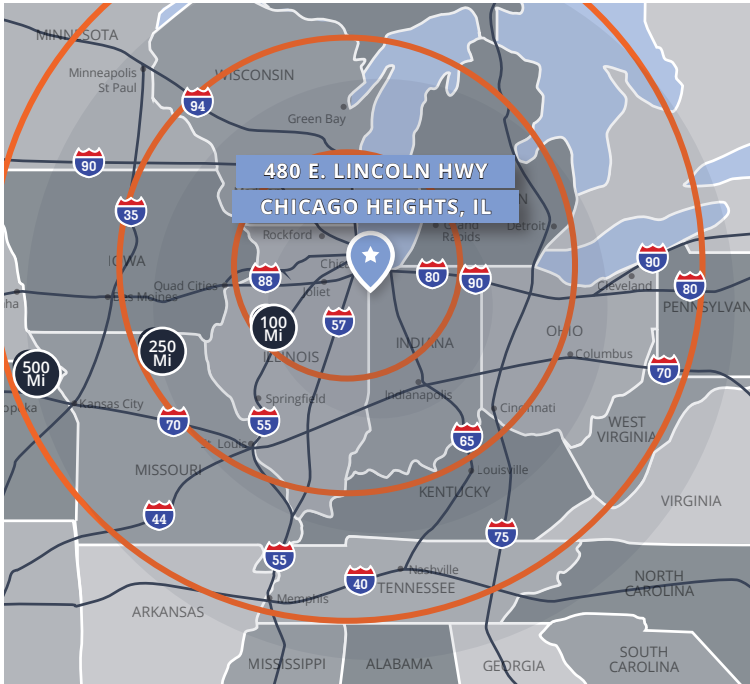


SITE PLAN

480 E. Lincoln Hwy. | Chicago Heights, IL



One Day Delivery Map



A Transportation & Shipping Hub



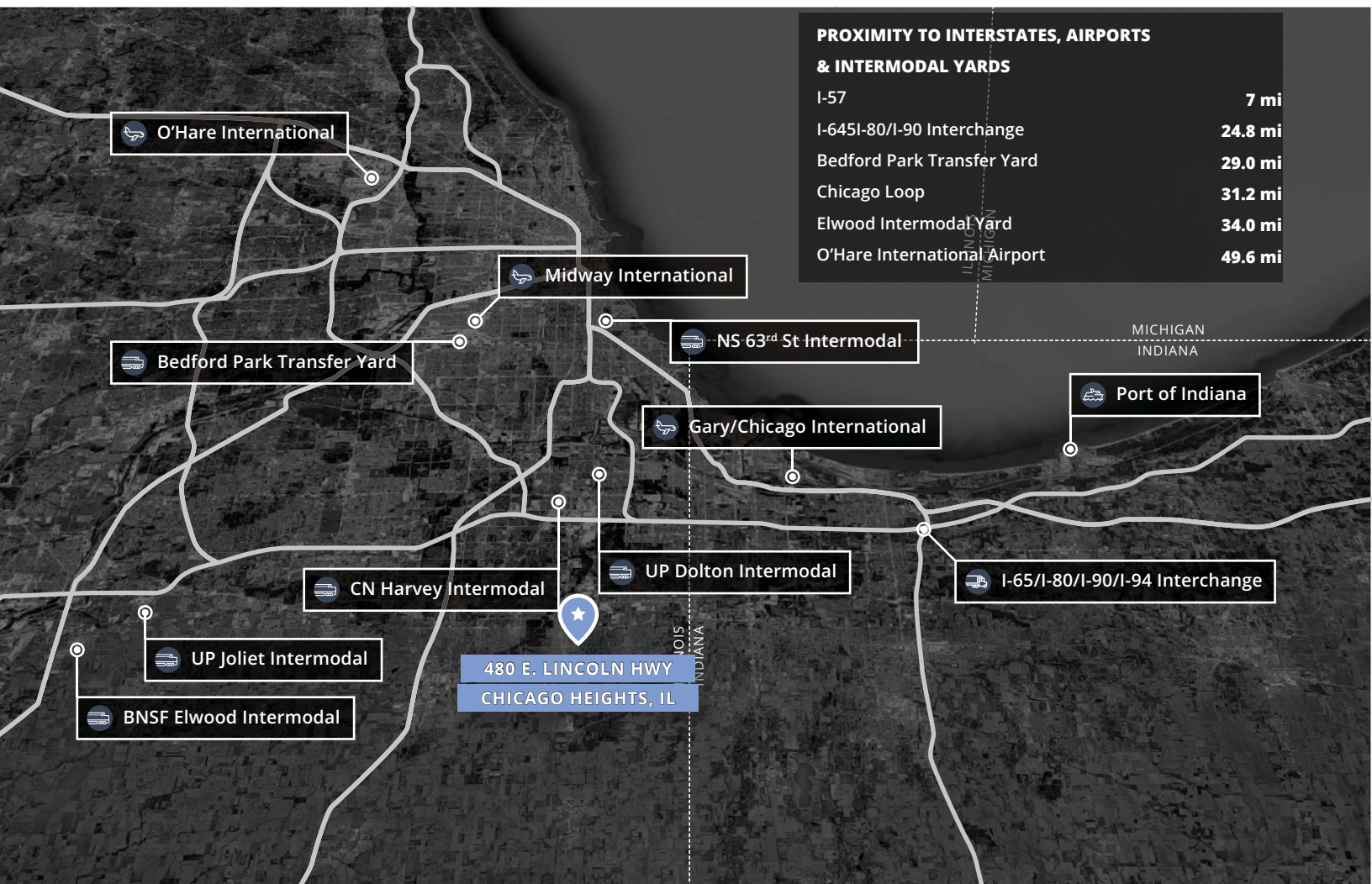
Chicagoland is home to the **largest switching terminal in the U.S.** and six of the seven Class 1 rail lines



O'Hare International airport has the **4th highest volume air freight ports** in the United States



Neighboring Indiana is the national leader in pass-through interstates and **first in shortest distance** to the median center of U.S. population



Represented by:



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Owned by:



BRASSWATER

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