

Industrial | For Lease

CBRE

8001 W 47th St, Lyons, IL

OWNED BY:
REALTERM

±19,553 - 60,577 SF AVAILABLE WITH UP TO 2 ACRES OF SECURED YARD SPACE



8001 W 47th St

8001 W 47th St | Lyons, IL 60534

For Lease

Unit A Overview

BUILDING SPECIFICATIONS

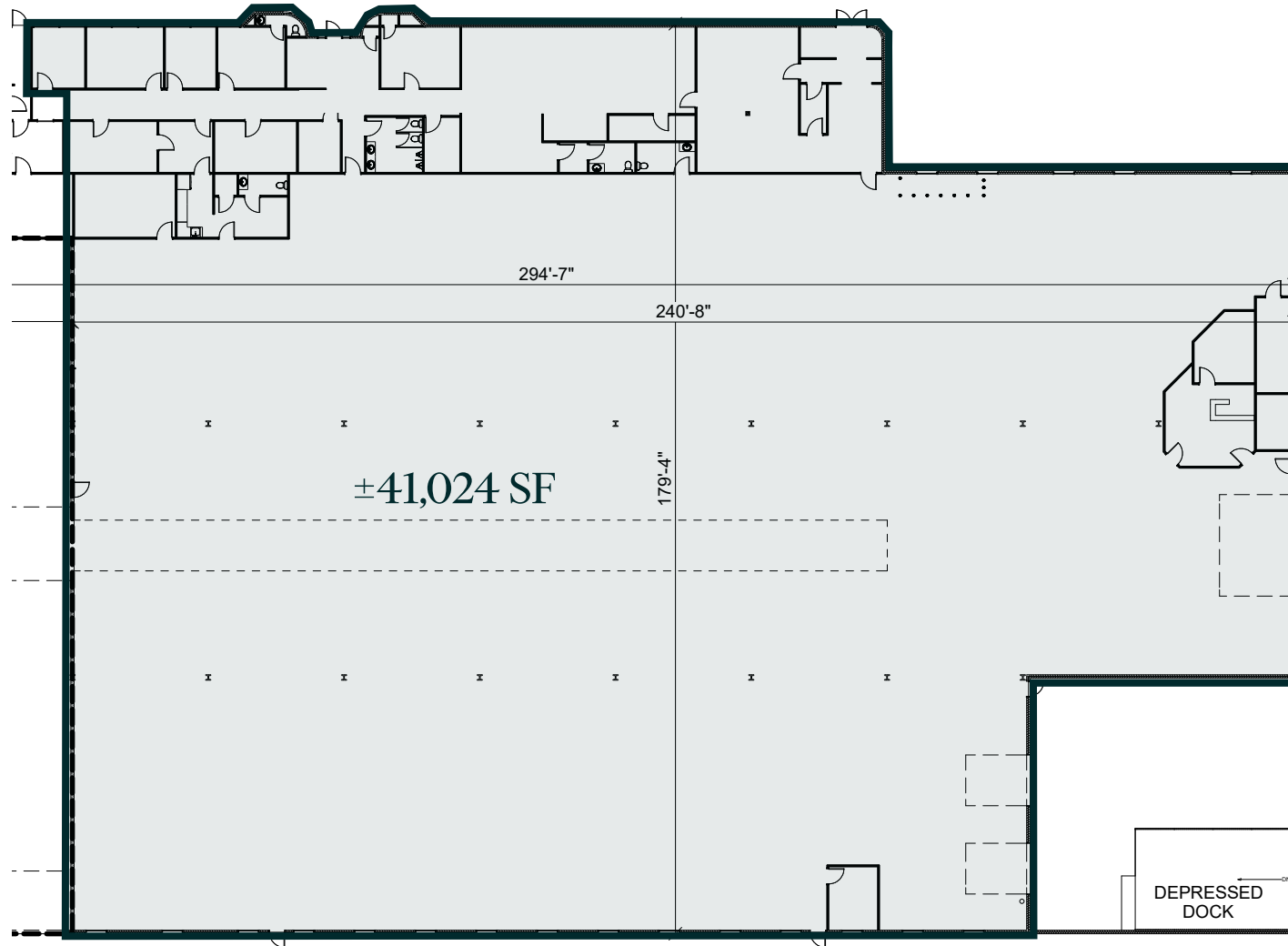
Total Available SF	±41,024 SF (Expandable to ±60,577 SF)
Office SF	±5,462 SF
Clear Height	14'6" - 18'
Loading Docks	2 exterior docks
Drive In Doors	2 (14' high) Expandable
Column Spacing	49'4" x 26"
Parking	±40 car parking & up to ±2 acres
Date Available	ASAP
Asking Lease Rate	Subject to offer

PROPERTY HIGHLIGHTS

- Excellent tractor repair, warehousing or light manufacturing facility
- Fully sprinklered
- Easy access to I-55 via full interchange at 1st Ave
- Strong surrounding labor pool
- Variety of amenities available in the near area
- Drive in capability



Unit A Floor Plan



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Unit B Overview

BUILDING SPECIFICATIONS

Total Available SF	±19,553 SF (Expandable to 60,577 SF)
Office SF	±2,106 SF
Clear Height	14'6" - 18'
Drive In Doors	5 (14' high)
Column Spacing	49'4" x 26"
Parking	±10 car parking & up to ±1.00 acre
Date Available	June 1, 2026

PROPERTY HIGHLIGHTS

Recent renovations include new LED lighting, new paint in the warehouse, new warehouse heaters, renovated office space, and renovated restrooms

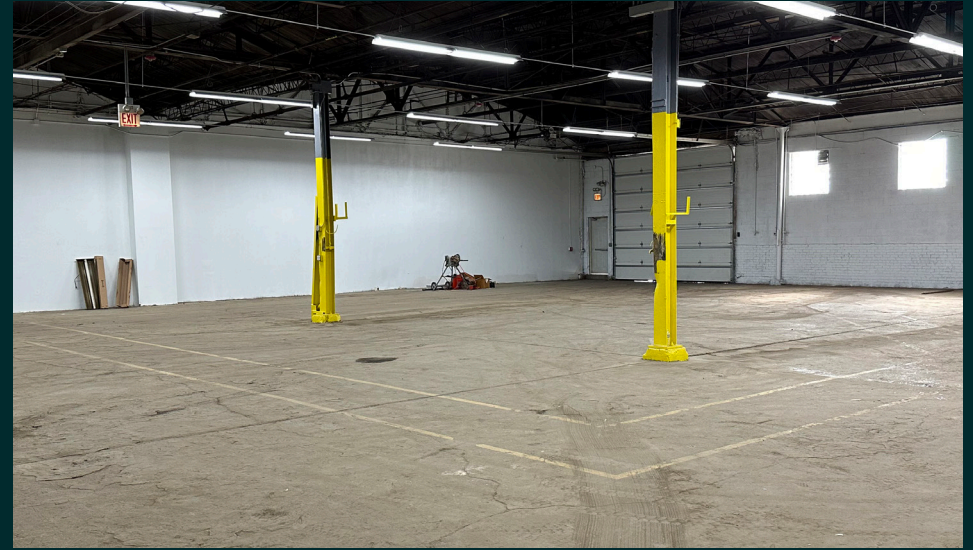
Strong surrounding labor pool

Ample parking

Drive in capability

Fully sprinklered

Easy access to I-55 via full interchange at 1st Avenue

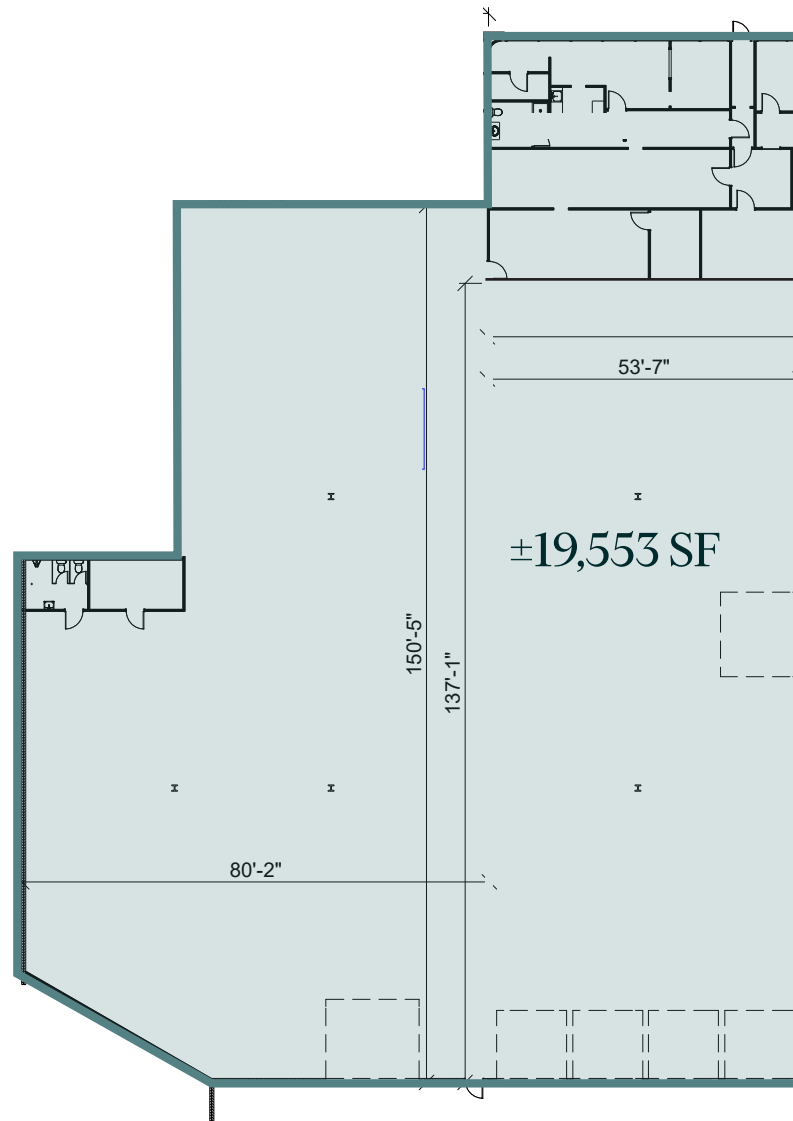


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Unit B Floorplan



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Access & Area Overview



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Corporate Neighbors



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