

# 8001 W 47th St, Lyons, IL

OWNED BY:  
REALTERM

UP TO ±60,413 SF AVAILABLE FOR MAINTENANCE USE WITH DRIVE-IN CAPABILITIES



47<sup>th</sup> Street

11,888 -  
19,913 SF

40,500 SF

8001 W 47th St  
8001 W 47th St | Lyons, IL 60534

For Lease

# Unit A Overview

## BUILDING SPECIFICATIONS

Total Available SF	±40,500 SF (Expandable to ±60,413 SF)
Office SF	±3,500 SF
Clear Height	14'6" - 18'
Loading	2 docks/ 2 drive in doors
Parking	±40 car parking + 0.50 acres
Date Available	March 1, 2026
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



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# Unit B Overview

## BUILDING SPECIFICATIONS

Total Available SF	±11,888 - ±19,913 SF
Office SF	±1,680 SF
Clear Height	14'6" - 18'
Loading	Up to 5 drive in doors
Parking	Up to ±1.00 acre
Date Available	June 1, 2026

## PROPERTY HIGHLIGHTS

Short term deals considered

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

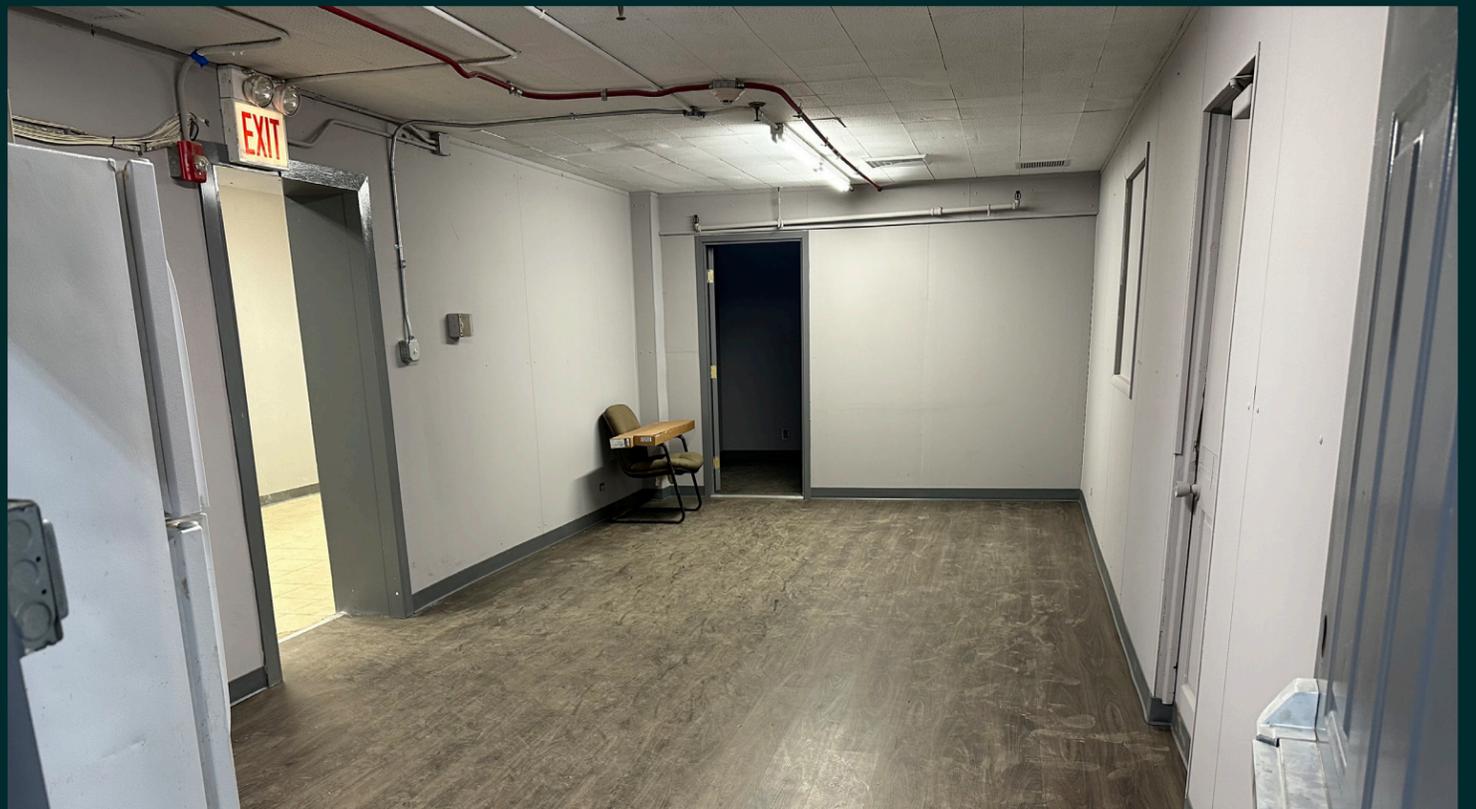
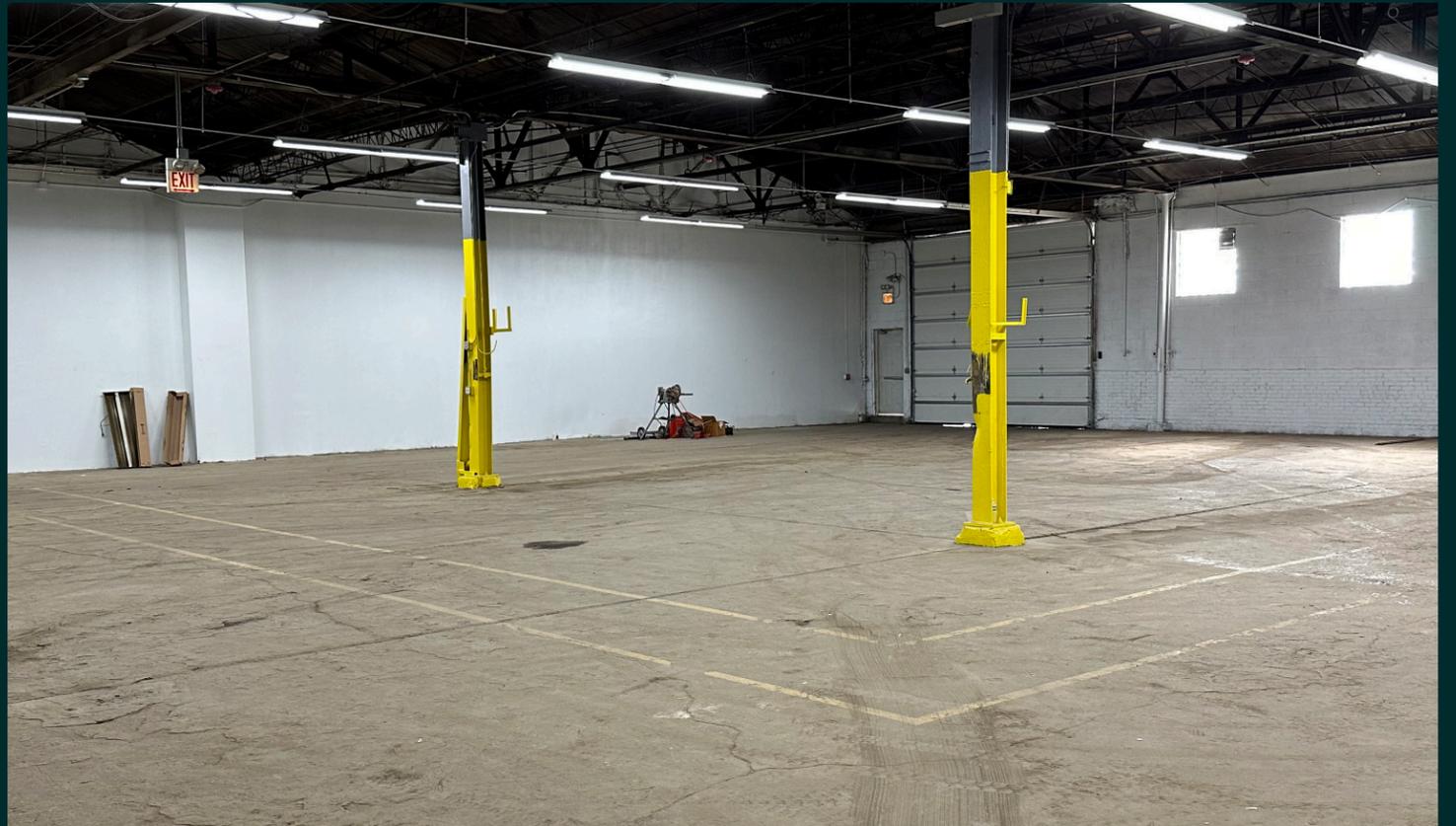
Strong surrounding labor pool

Ample parking

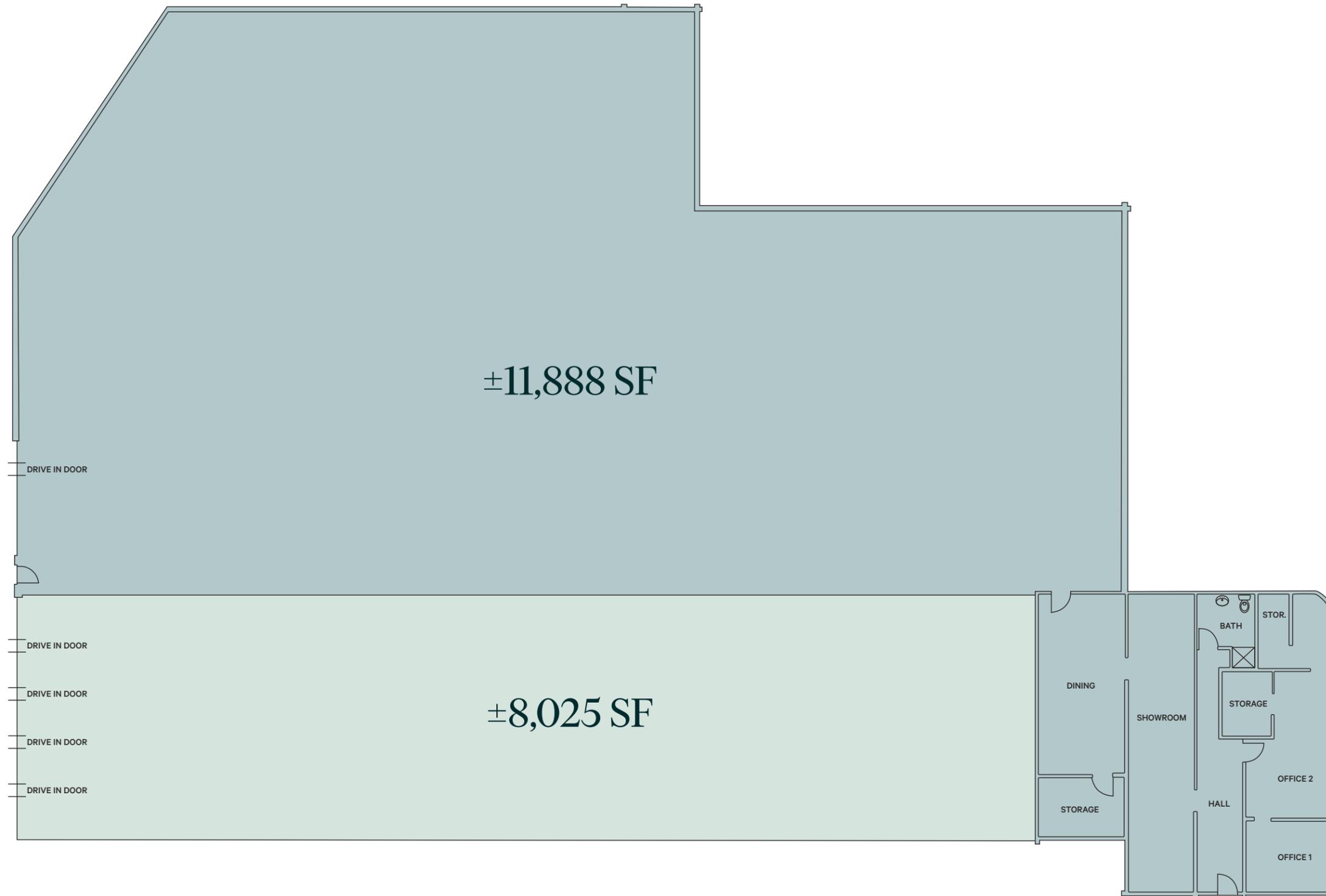
Drive in capability

Fully sprinklered

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



# Unit B Floorplan



# Access & Area Overview



Notable  
Neighbors





**Larry Goldwasser, SIOR**  
Executive Vice President  
+1 314 334 7201  
larry.goldwasser@cbre.com

**Colin Green, SIOR**  
Senior Vice President  
+1 314 334 7202  
colin.s.green@cbre.com

**John Marks**  
Senior Associate  
+1 314 334 7204  
john.marks@cbre.com

**CBRE**