

EXCLUSIVE
LIGHT
INDUSTRIAL
FLEX SPACE

FOR
LEASE

PER
YEAR

\$12.50 PSF

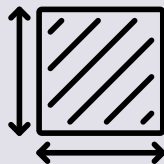


ABOUT THE PROPERTY

8542 - 8550 43rd Street Lyons, IL

Welcome to a dynamic opportunity in the heart of Lyons, IL where innovation meets practicality. We are thrilled to present a versatile Light Industrial Flex Space, perfectly tailored to meet the diverse needs of modern businesses.

PROPERTY DETAIL



12,476SQ FT TOTAL
2-3 UNIT OPTIONS



WAREHOUSE SPACE



PROPERTY PARKING

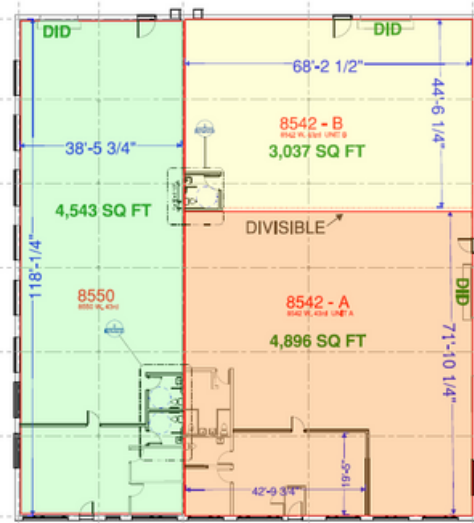
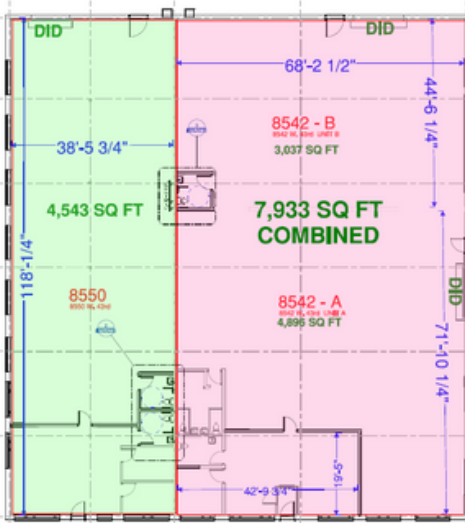
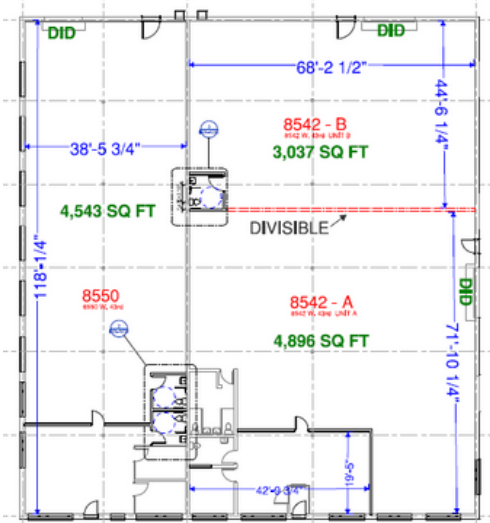


GET IN TOUCH

Stevan Vukanic
stevan.vukanic@imxgroupllc.com
630.209.4398
www.imxgroupllc.com

EXCLUSIVE
LIGHT
INDUSTRIAL
FLEX SPACE
FOR LEASE

PER YEAR **\$12.50 PSF**



GET IN TOUCH

Stevan Vukanic
stevan.vukanic@imxgroupllc.com
630.209.4398
www.imxgroupllc.com

EXCLUSIVE

**LIGHT
INDUSTRIAL
FLEX SPACE**

4,543 SQ. FT.

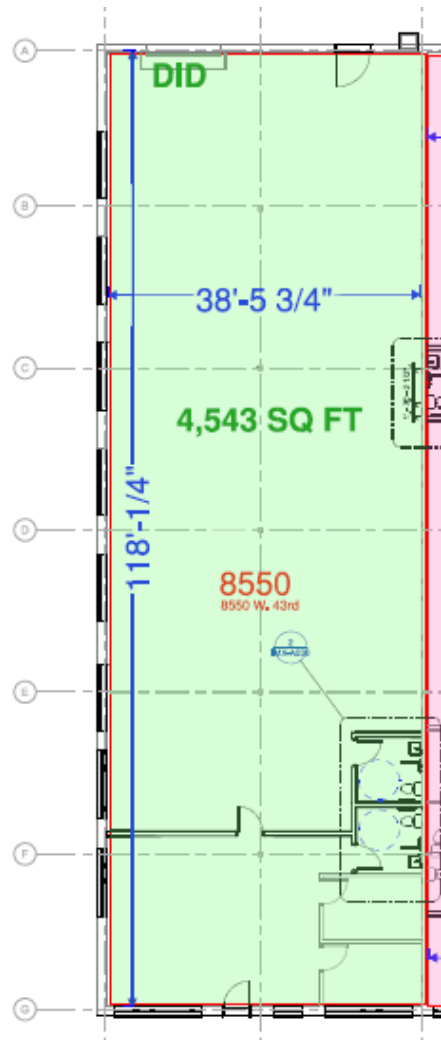
8550 W. 43rd Street – Lyons, IL

**FOR
LEASE**

LEASE
RATE

\$4,735.00

- I-1 ZONING (LIGHT INDUSTRIAL)
- NEWLY RENOVATED
- LEASE RATE IS GROSS PROPERTY TAX INCLUDED. \$12.50 PSF GROSS ANNUAL
- MASONRY CONSTRUCTION
- 200AMP - 400AMP POWER 208V 3-PHASE
- XX' CEILING HEIGHT
- DRIVE IN DOORS (DID) W/ELECTRIC OPENER
- AMPLE PARKING IN REAR OF BUILDING AND STREET



GET IN TOUCH

Stevan Vukanic

stevan.vukanic@imxgroupllc.com

630.209.4398

www.imxgroupllc.com

EXCLUSIVE

**LIGHT
INDUSTRIAL
FLEX SPACE**

4,896 SQ. FT.

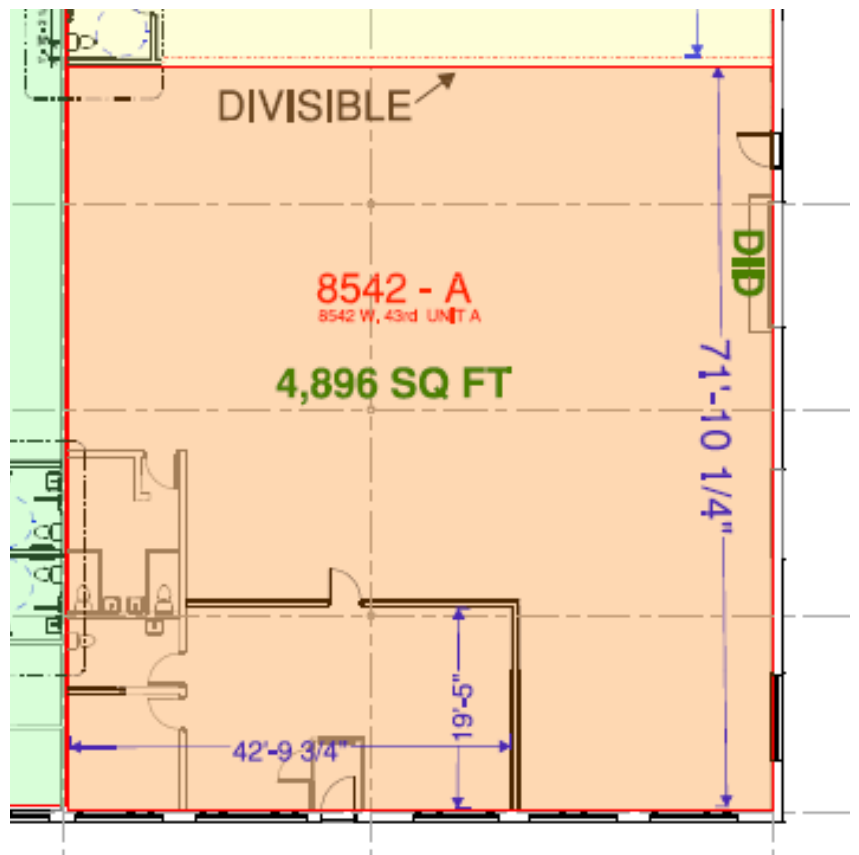
8542A W. 43rd Street - Lyons, IL

**FOR
LEASE**

LEASE
RATE

\$5,100.00

- I-1 ZONING (LIGHT INDUSTRIAL)
- NEWLY RENOVATED
- LEASE RATE IS GROSS PROPERTY TAX INCLUDED. \$12.50 PSF GROSS ANNUAL
- MASONRY CONSTRUCTION
- 200AMP - 400AMP POWER 208V 3-PHASE
- XX' CEILING HEIGHT
- DRIVE IN DOORS (DID) W/ELECTRIC OPENER
- AMPLE PARKING IN REAR OF BUILDING AND STREET



GET IN TOUCH

Stevan Vukanic

stevan.vukanic@imxgroupllc.com

630.209.4398

www.imxgroupllc.com

EXCLUSIVE

**LIGHT
INDUSTRIAL
FLEX SPACE**

3,037 SQ. FT.

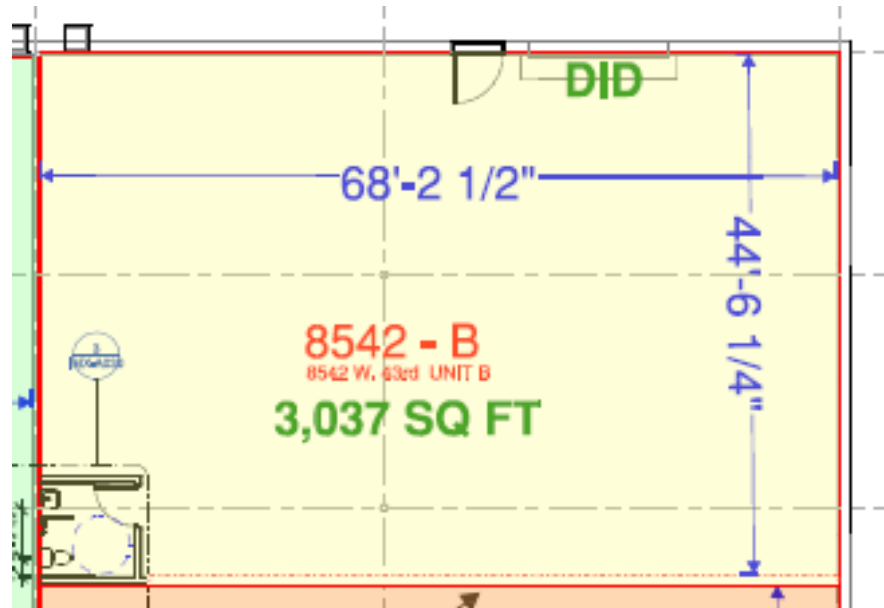
8542B W. 43rd Street - Lyons, IL

**FOR
LEASE**

LEASE
RATE

\$3,165.00

- I-1 ZONING (LIGHT INDUSTRIAL)
- NEWLY RENOVATED
- LEASE RATE IS GROSS PROPERTY TAX INCLUDED. \$12.50 PSF GROSS ANNUAL
- MASONRY CONSTRUCTION
- 200AMP - 400AMP POWER 208V 3-PHASE
- XX' CEILING HEIGHT
- DRIVE IN DOORS (DID) W/ELECTRIC OPENER
- AMPLE PARKING IN REAR OF BUILDING AND STREET



GET IN TOUCH

Stevan Vukanic

stevan.vukanic@imxgroupllc.com

630.209.4398

www.imxgroupllc.com

EXCLUSIVE

**LIGHT
INDUSTRIAL
FLEX SPACE**

7,933 SQ. FT.

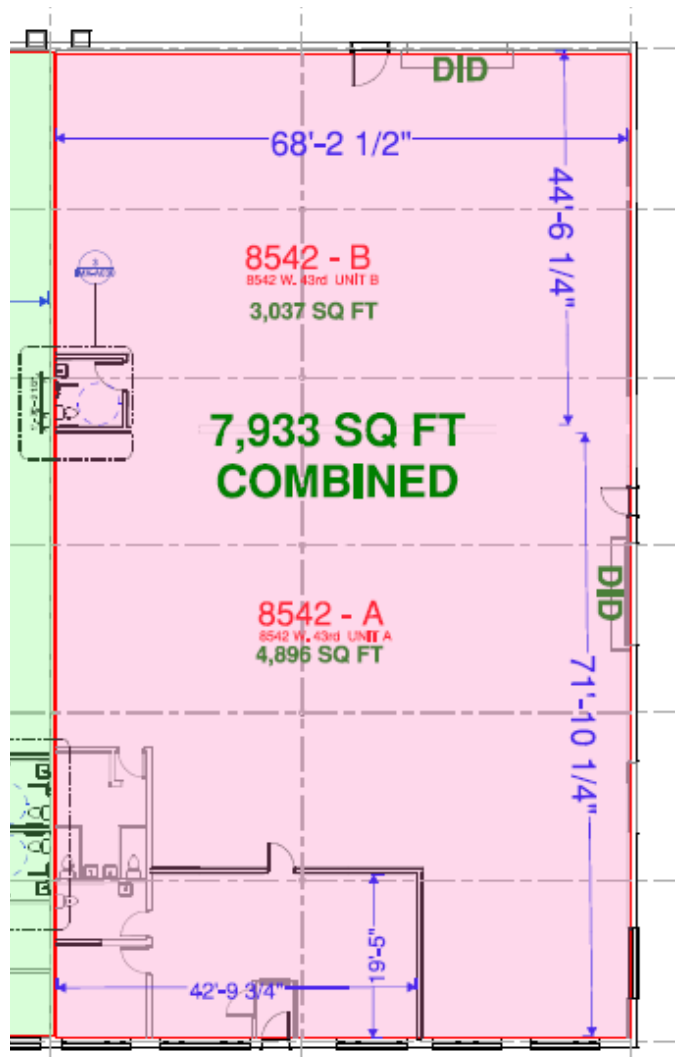
8542 W. 43rd Street - Lyons, IL

**FOR
LEASE**

LEASE
RATE

\$7,933.00

- I-1 ZONING (LIGHT INDUSTRIAL)
- NEWLY RENOVATED
- LEASE RATE IS GROSS PROPERTY TAX INCLUDED. \$12.00 PSF GROSS ANNUAL
- MASONRY CONSTRUCTION
- 400AMP POWER 208V 3-PHASE
- XX' CEILING HEIGHT
- DRIVE IN DOORS (DID) W/ELECTRIC OPENER
- AMPLE PARKING IN REAR OF BUILDING AND STREET



GET IN TOUCH

Stevan Vukanic

stevan.vukanic@imxgroupllc.com

630.209.4398

www.imxgroupllc.com