

# For Sale



MoHall Commercial  
& Urban Development

## South Holland Industrial Building

60 E TAFT DR  
SOUTH HOLLAND, IL  
60473



### Property Features

- Sale Price: \$300,000
- APN 29-22-104-020-0000
- Building Size: 9485 Feet<sup>2</sup>
- Lot Size: 0.61-acre
- Zoning: Light Industrial District
- Proximity to I-294 and I-94
- Loading Doors: 4 Drive-in Doors
- Ceiling Height (Office) 10-12 Feet
- Ceiling Height (Industrial Space) 18-30 Feet
- Year Built: 1974
- Qualifies for Class 8 and 6b tax incentives

## Property Description:

MoHall Commercial presents an exceptional opportunity with this prime industrial building at 60 W Taft Dr, South Holland, IL. Nestled in the heart of South Holland's industrial zone, this property stands as a beacon of operational excellence and strategic positioning. With its close proximity to major expressways I-294 and I-94, this location promises unparalleled connectivity, placing your business at the crossroads of commerce and convenience. This industrial building is zoned LI (Light Industrial District), accommodating a broad spectrum of industrial endeavors. It is a testament to flexibility and potential, making it an ideal setting for businesses aiming for growth in a thriving industrial community. The property boasts a significant 0.61-acre lot with a commanding presence on East Taft Drive, further emphasized by its four practical drive-in doors that promise ease of access and operational fluidity. The building itself, a one-story structure of 9,485 square feet, is meticulously designed to cater to diverse industrial needs. It features office spaces with ceiling heights of approximately 10 to 12 feet, creating an open and productive environment for administrative operations. The industrial space, on the other hand, offers impressive ceiling heights ranging from 18 to 30 feet, affording ample vertical storage space and accommodating a wide array of industrial activities. Invest in the future of your business with this strategic, flexible, and optimally designed industrial property. This is more than just an industrial property; it's a launchpad for growth, innovation, and success in South Holland's thriving industrial scene.

### CONTACT US

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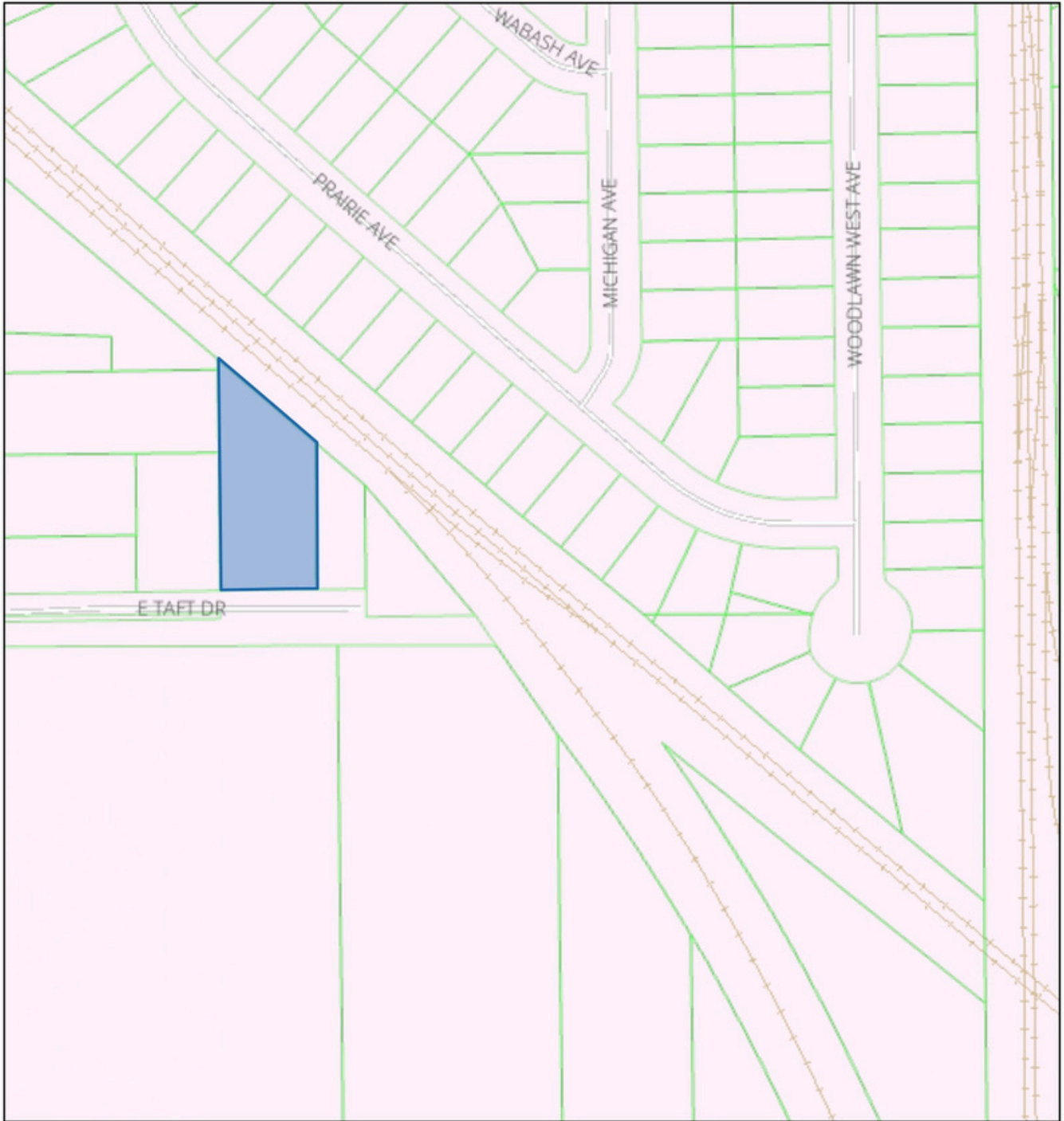
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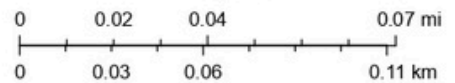
# PARCEL MAP

## Cook County CookViewer



March 26, 2024

1:2,083



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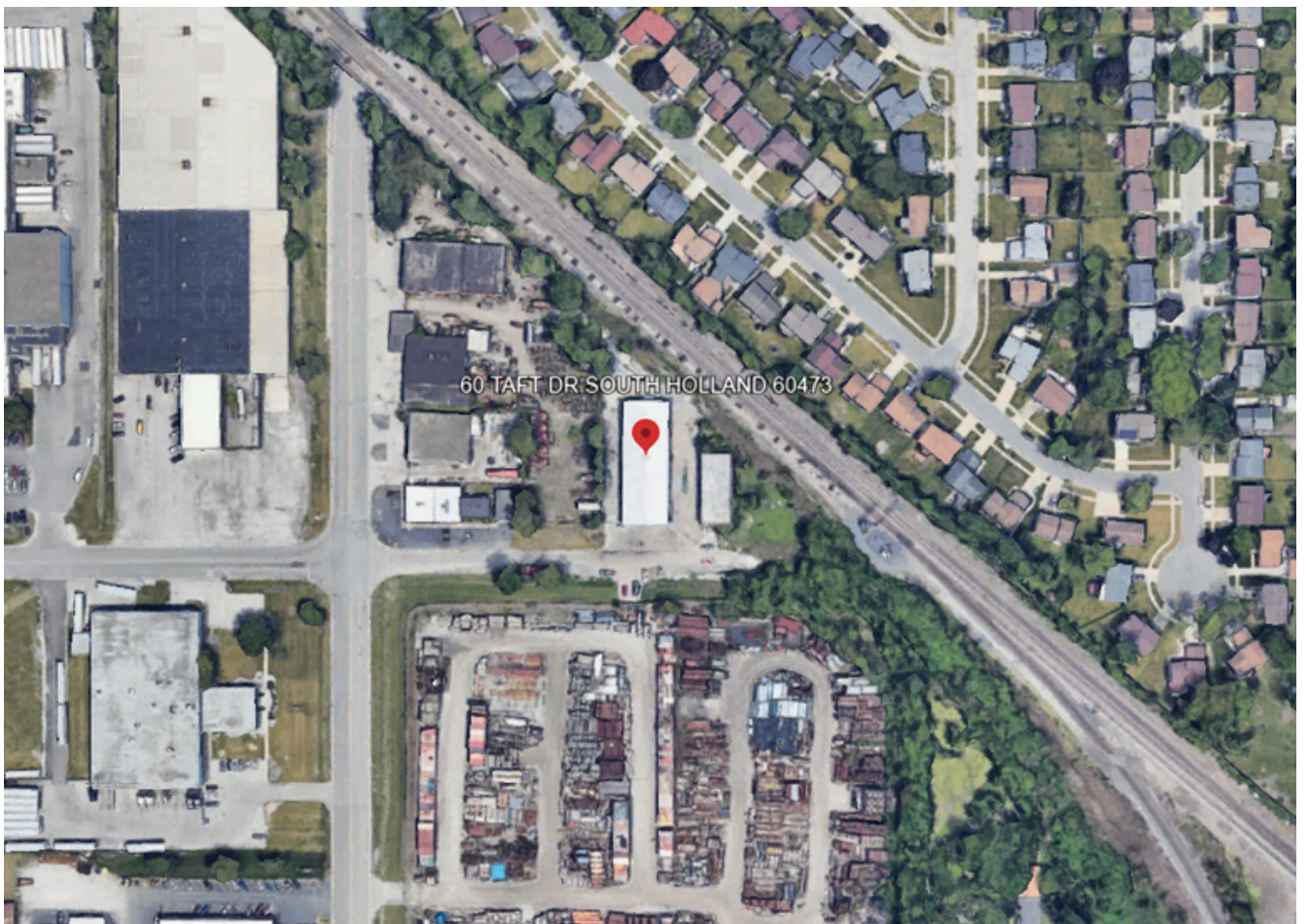
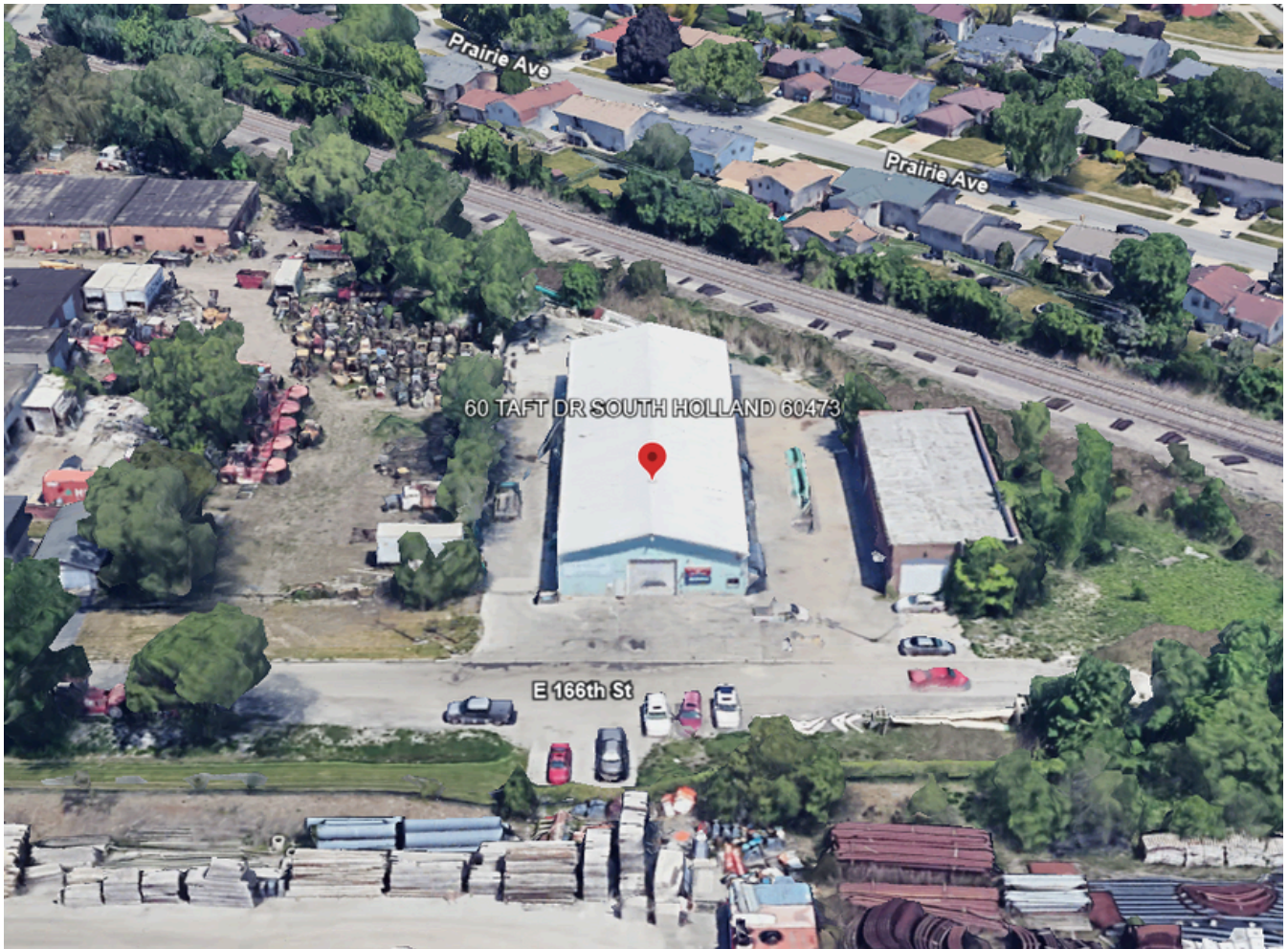


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# AERIAL VIEW



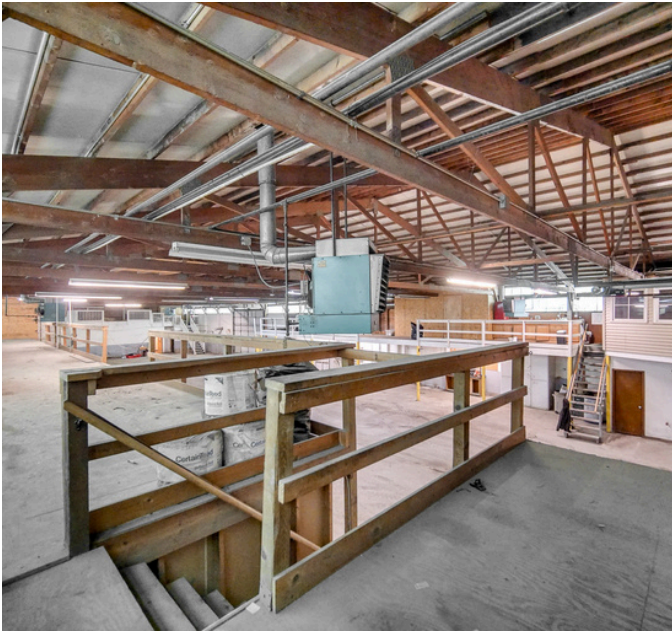
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# EXTERIOR PHOTOS



# INTERIOR PHOTOS



# INTERIOR PHOTOS



# INTERIOR PHOTOS



# INTERIOR PHOTOS



# DEMOGRAPHICS

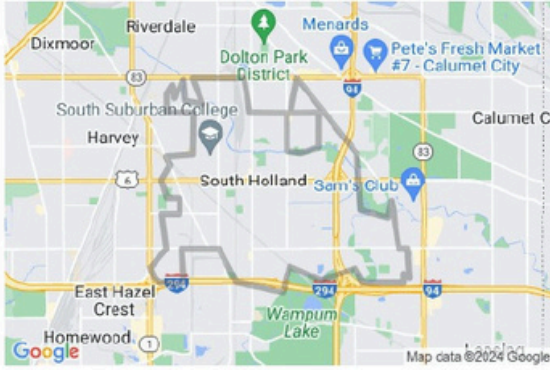
## South Holland

County: Cook

Village of South Holland



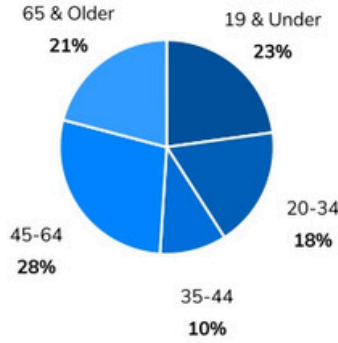
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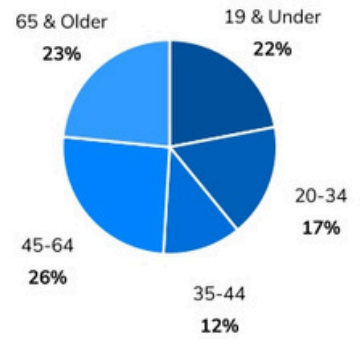
SOURCE: ESRI, 2024

### Population

#### Population By Age 2024



#### Population By Age 2025



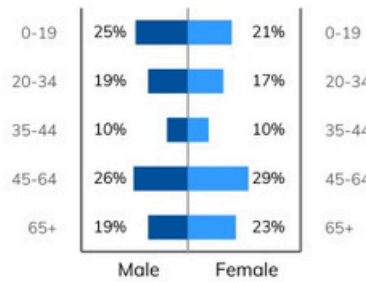
### Population Overview

Population 2024:	21,224
Population 2025:	20,573
Female Population 2024:	11,331
Male Population 2024:	9,896
Diversity Index:	42.1

### Workforce

Total Workforce:	11,497
Employed:	89%
Unemployed:	11%

### Age & Gender 2024



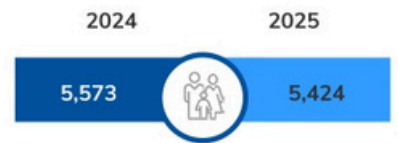
### Median Age 2024



### Households



### Total Families



### Average Daily Commute



### Net Migration



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