

# FOR SALE

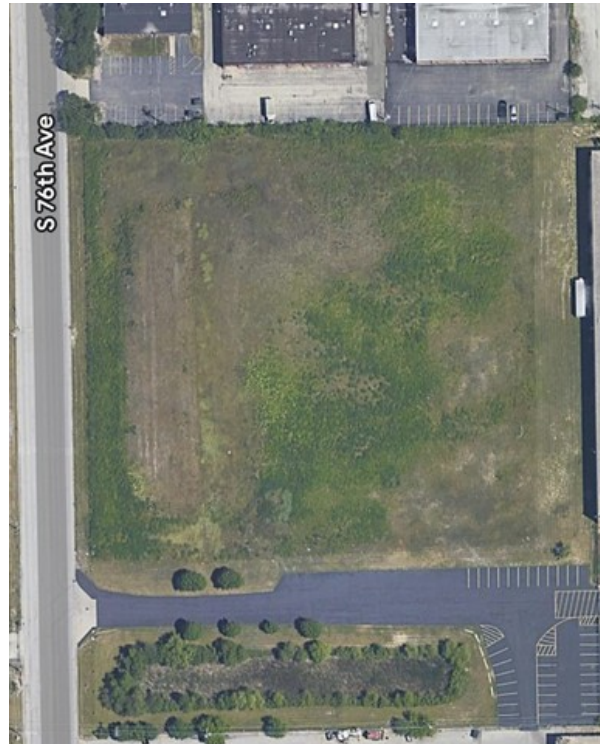
**RE/MAX LEGENDS**  
COMMERCIAL & INDUSTRIAL

## 4.2 ACRE INDUSTRIAL LOT

**Rarely Available | Truck Hub Approved Development Site**

9901 S 76th Ave, Bridgeview, IL 60455

# \$4,000,000



*Aerial view of the 4.2 acre site — 9901 S 76th Ave*

### PROPERTY HIGHLIGHTS

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- 4.2 acres of industrial-zoned land in a prime Bridgeview location
- Zoning, plans & use already approved by the Village of Bridgeview — fully transferable to buyer
- MWRD, IDOT & Village approvals in place
- Truck Hub approved — permitted for truck shop, truck dealership, and/or parking lot use
- Parking lot layout accommodates approximately 140 trucks
- Convenient access to I-294 and W 95th St
- A rare opportunity for industrial and transportation-related development

### PROPERTY DESCRIPTION

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This rarely available 4.2 acre industrial lot in Bridgeview, Illinois offers a prime location with all major approvals already in place. The owner has secured MWRD, IDOT, and Village of Bridgeview approval, and the site is Truck Hub approved for a variety of uses including a truck shop, truck dealership, and/or parking lot — with room to accommodate approximately 140 trucks. Zoning, plans, and use have already been approved by the city and are fully transferable, giving a buyer a significant head start on development. Don't miss this exceptional opportunity in a high-demand industrial corridor.

*The information contained herein has been obtained from sources deemed reliable but is not guaranteed. Buyer to verify all information including but not limited to zoning, approvals, square footage, and permitted uses. This offering is subject to prior sale, price change, or withdrawal without notice.*