

## Heritage Crossing #7

14746 S. Gougar Road, Lockport, IL



ML REALTY  
PARTNERS

FULLY SECURED CROSS-DOCK WITH 100 TRAILERS



# 363,224 SF AVAILABLE

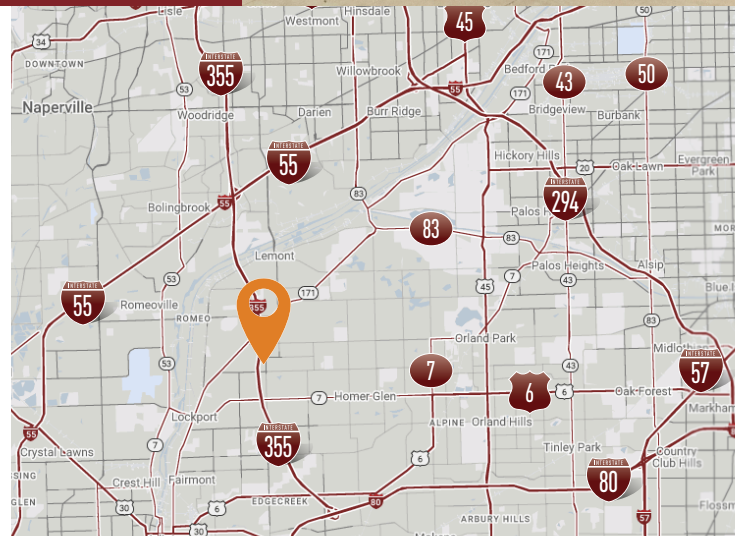
HERITAGE  
CROSSING

### Building Specifications

Building Size:	363,224 SF
Main Office:	3,281 SF
Warehouse Break Room:	3,517 SF
Secondary Office:	4,290 SF
Warehouse Cafeteria:	5,218 SF
Shipping Office:	1,655 SF
Clear Height:	36' Clear
Loading:	64 Exterior Truck Docks (Expandable)
Drive In Doors:	4
Electric:	2,500 Amps, 277/480 Volts (Expandable)
Lighting:	T5
Car Parking:	344 Spaces
Trailer Parking:	Up to 100 Stalls On Site
Column Spacing:	50' x 48', with a 60' speed bay
Sprinkler System:	ESFR

### Building Features

- › Immediate access to I-355 via 143rd Street
- › Building signage on I-355
- › Low Will County real estate taxes
- › Fully secured site with guard shacks
- › Multiple warehouse break rooms and bathrooms
- › Secured driver's entrance and shipping office
- › Cross-dock facility



For More Information Contact

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# Heritage Crossing #7

14746 S. Gougar Road, Lockport, IL



WEST 135TH STREET

FULL 4-WAY ACCESS

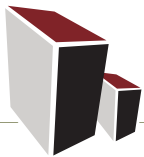
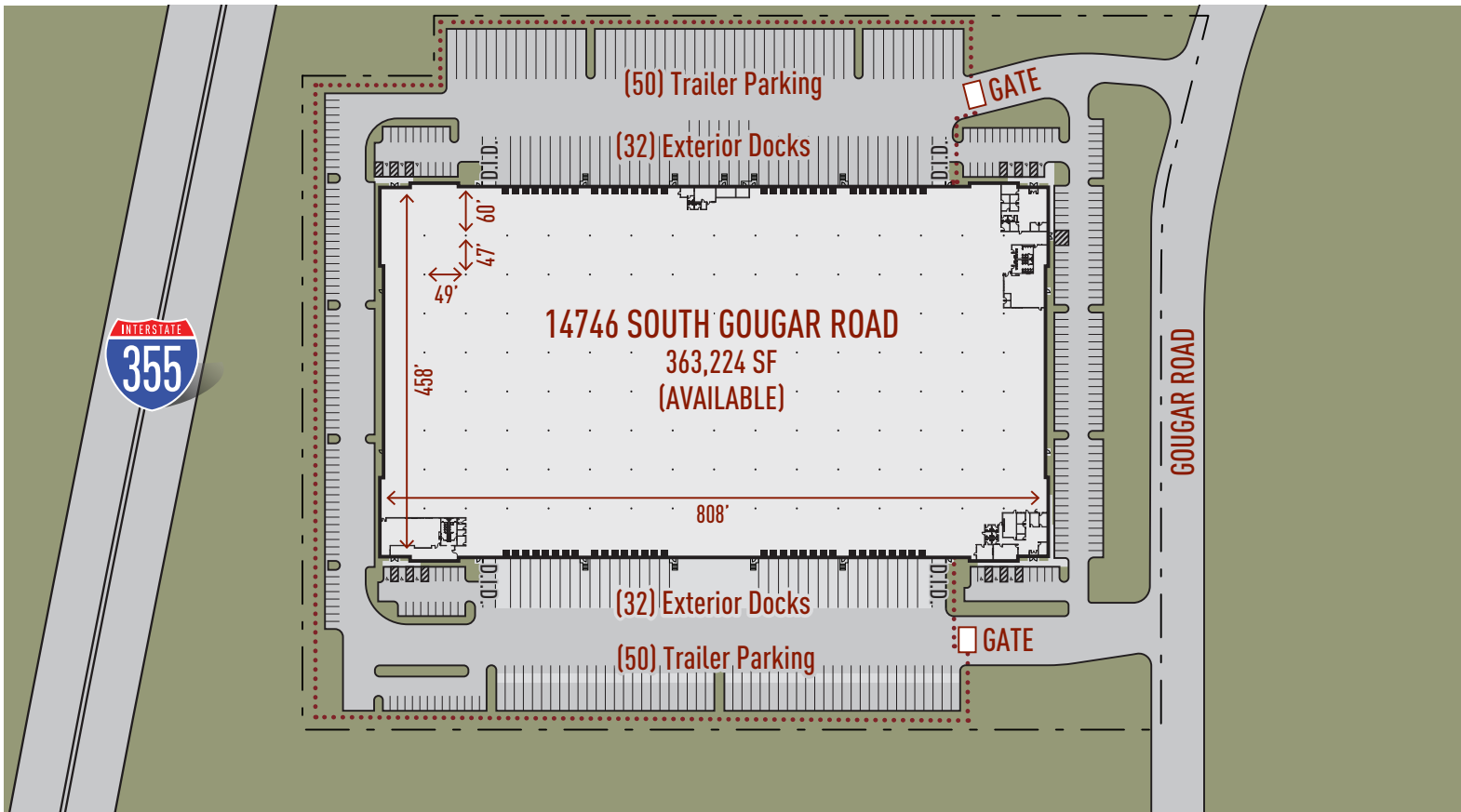
171

WEST 147TH STREET

← GOUGAR ROAD

WEST 151ST STREET

## Master Plan Rendering



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NORTH ↑