

SUMMARY

44212 WAREHOUSE

PHOTOS

44214 WAREHOUSE

PHOTOS

FLOORPLANS

AREA MAP

DEMOS

FOR SALE

PROPERTY OVERVIEW

The Stein Road Warehouses offer a rare opportunity to acquire one or both industrial buildings within Hammond's established industrial corridor. The property may be purchased individually or as a combined campus, providing flexibility for owner-users, investors, or hybrid buyers seeking both operational space and long-term value.

The offering consists of two recently updated buildings totaling 16,500± SF on 1.66± acres, featuring a functional mix of indoor warehouse space and outdoor operational capabilities. Each building can be acquired independently or together, allowing a buyer to occupy one building while generating income from the other, or to control the entire site for expanded operations or future redevelopment.

The buildings are fully subdividable, supporting a variety of industrial uses including warehouse and distribution, light manufacturing, fabrication, contractor operations, or specialized industrial functions. The property is well suited for buyers seeking immediate usability with minimal upfront capital improvements.

44212 Stein Road (9,000± SF) features a modern office buildout, grade-level and dock-high loading, 3-phase power, and a dedicated cold storage room that is currently inactive but fully convertible for refrigerated operations.

44214 Stein Road (7,500± SF) includes a 0.36± acre stabilized laydown yard, ideal for outdoor storage, equipment staging, or operational expansion.

Both buildings have been recently updated with new garage doors, fresh interior and exterior paint, and modernized office space, offering a polished, move-in-ready condition.

Strategically located just off Interstate 55, the Stein Road Warehouses offer excellent visibility, convenient highway access, and proximity to complementary industrial and commercial users. This opportunity is ideal for buyers seeking a versatile industrial acquisition with flexible purchase options, immediate functionality, and the added benefit of supplemental income.

PROPERTY DETAILS

- 16,500 Total SF Available
- Building 1 – 44212 Stein Road (9,000 SF)
- Building 2 – 44214 Stein Road (7,500 SF)
- 3 phase power
- Visible from I-55
- Ample parking

SALE DETAILS

- 44212 (9000 SF) - \$621,000.00
- 44214 (7500 SF) - 517,500.00



44212 STEIN ROAD

44212 Stein Road offers a highly functional $\pm 9,000$ SF industrial building situated on approximately 0.60 acres within Hammond's established industrial corridor. The property is well suited for an owner-user or investor seeking a move-in-ready facility with minimal upfront capital requirements.

The building features a modernized office area, multiple grade-level and dock-high loading options, and 3-phase power, supporting a wide range of industrial and commercial uses. The warehouse includes a dedicated room that was previously utilized for temperature-controlled purposes; while not currently in use, the existing components remain in place and can be easily adapted or repurposed based on operational needs, providing added versatility for future users.

Recent improvements include new garage doors, fresh interior and exterior paint, and upgraded office finishes, creating a polished and professional environment suitable for immediate occupancy. The building is fully subdividable, allowing for operational flexibility or future reconfiguration as business needs evolve.

Strategically located just off Interstate 55, 44212 Stein Road benefits from excellent visibility, efficient highway access, and proximity to complementary industrial and commercial users. This property presents an attractive opportunity for buyers seeking a versatile, well-located industrial asset with strong functional features and long-term usability.

DETAILS

- $\pm 9,000$ SF
- $\pm 1,500$ SF office
- $\pm 1,500$ mezzanine space (not included in total SF)
- (2) 12'x14' grade level door
- (1) 12'x12' Grade level door
- Truck well
- Van level door
- 18 foot clear height
- Clear span
- *subdividable

SALE PRICE

- \$621,000.00



SUMMARY

44212
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44214 STEIN ROAD

44214 Stein Road presents a versatile 7,500± SF industrial facility located within Hammond's established industrial corridor. This property is well suited for an owner-user or investor seeking a functional industrial building with additional outdoor operational capabilities.

The building features a 0.36± acre stabilized laydown yard, providing valuable space for outdoor storage, equipment staging, fleet parking, or operational expansion. This yard component adds a level of flexibility rarely available in similar industrial assets and enhances the property's usability for contractor operations, distribution, fabrication, or service-based industrial users.

The property has undergone recent improvements including new garage doors, fresh interior and exterior paint, and updated office areas, creating a polished, move-in-ready environment that requires minimal upfront capital improvements.

Strategically positioned just off Interstate 55, 44214 Stein Road benefits from excellent visibility, convenient highway access, and close proximity to complementary industrial and commercial businesses. This property offers a unique opportunity to acquire a well-located industrial facility combining indoor functionality, and outdoor operational capacity.

DETAILS

- +/- 7500 SF
- +/- 1500 SF office
- +/- 1500 Mezzanine (not included in total SF)
- 5 – 12*14 grade level doors
- 15 foot clear height
- Clear span
- .36 acre laydown yard

SALE PRICE

- \$517,500.00



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44214
WAREHOUSE

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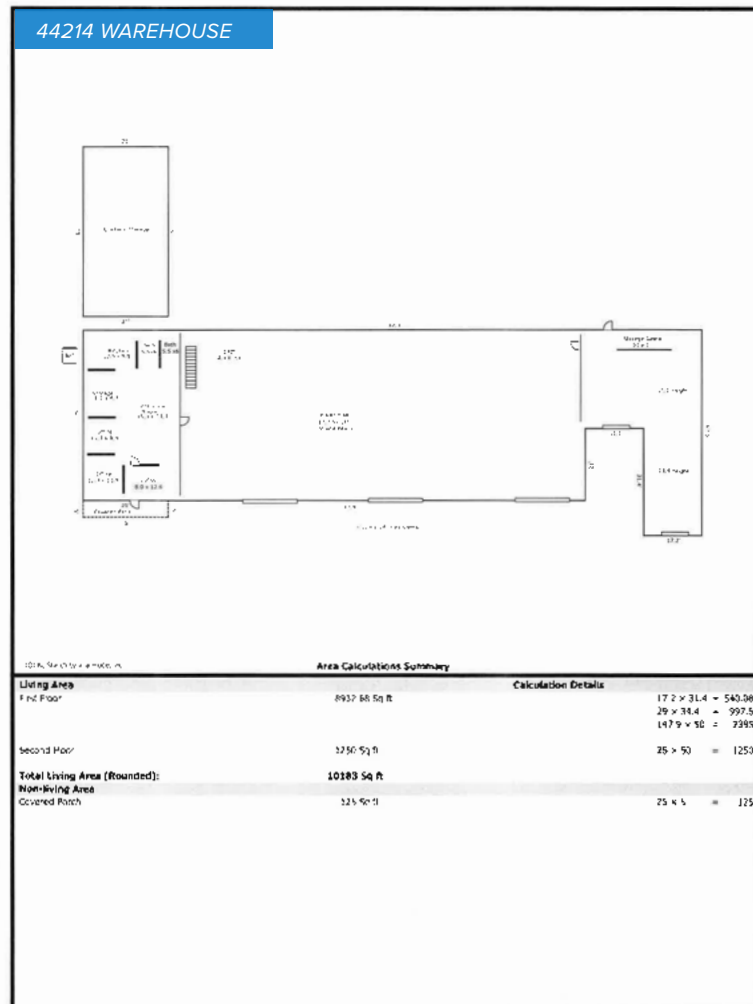
FLOORPLANS

AREA MAP

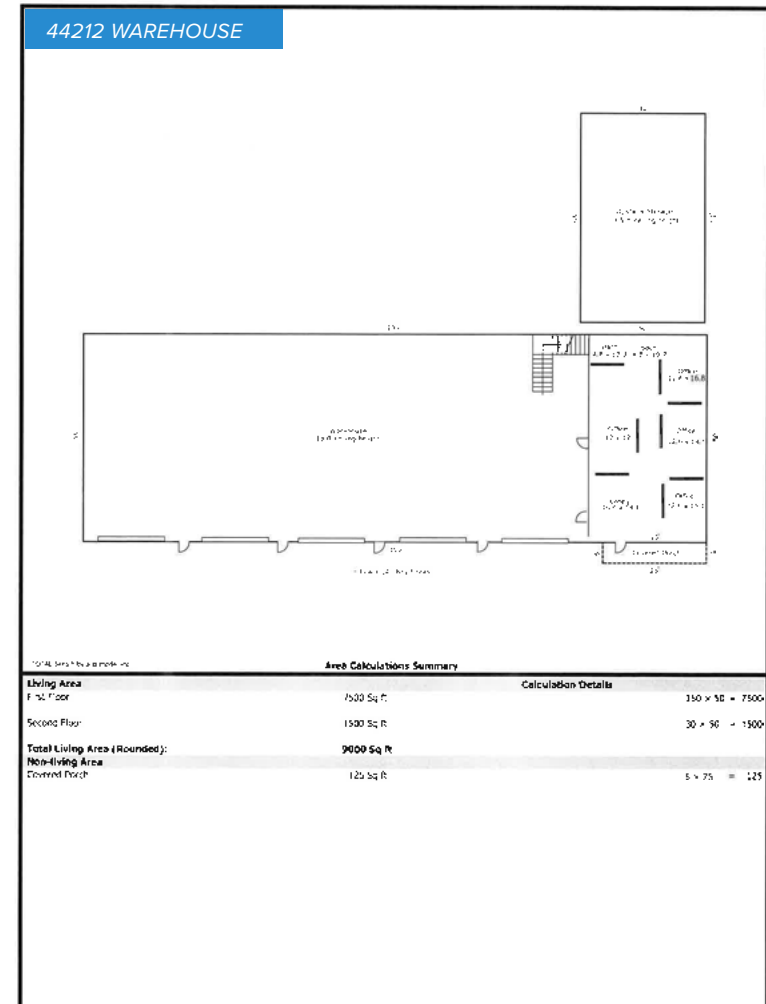
DEMOS



FLOOR PLANS



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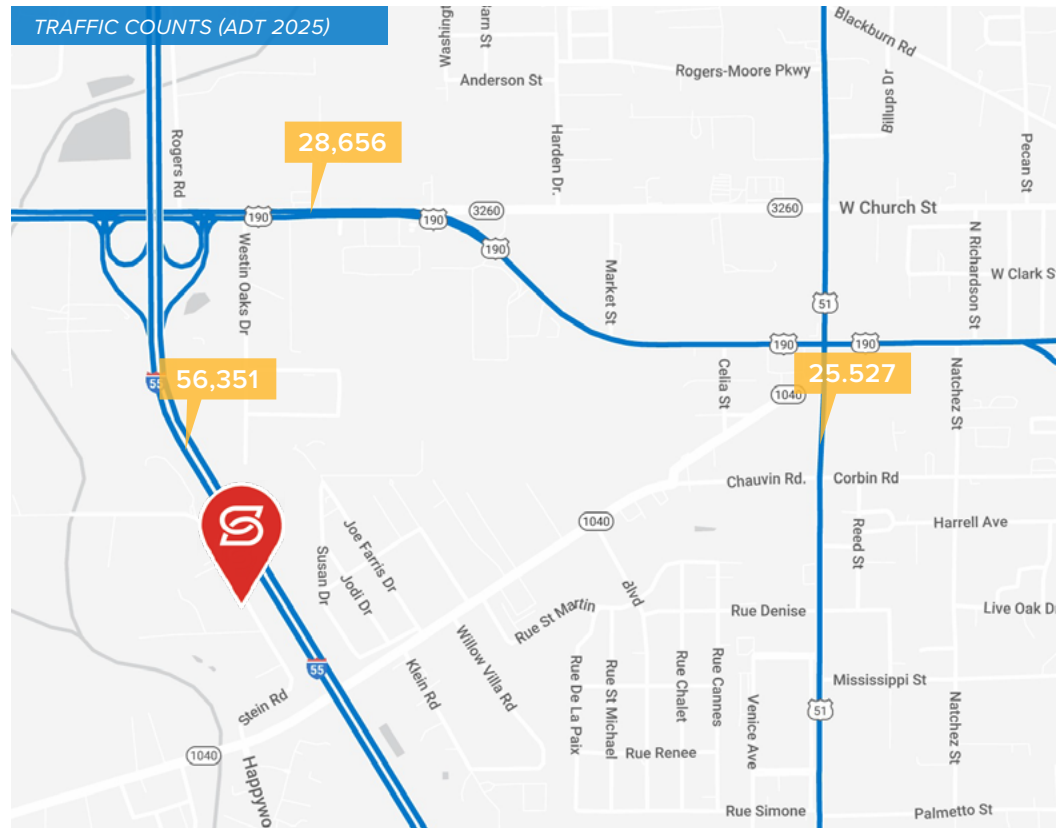
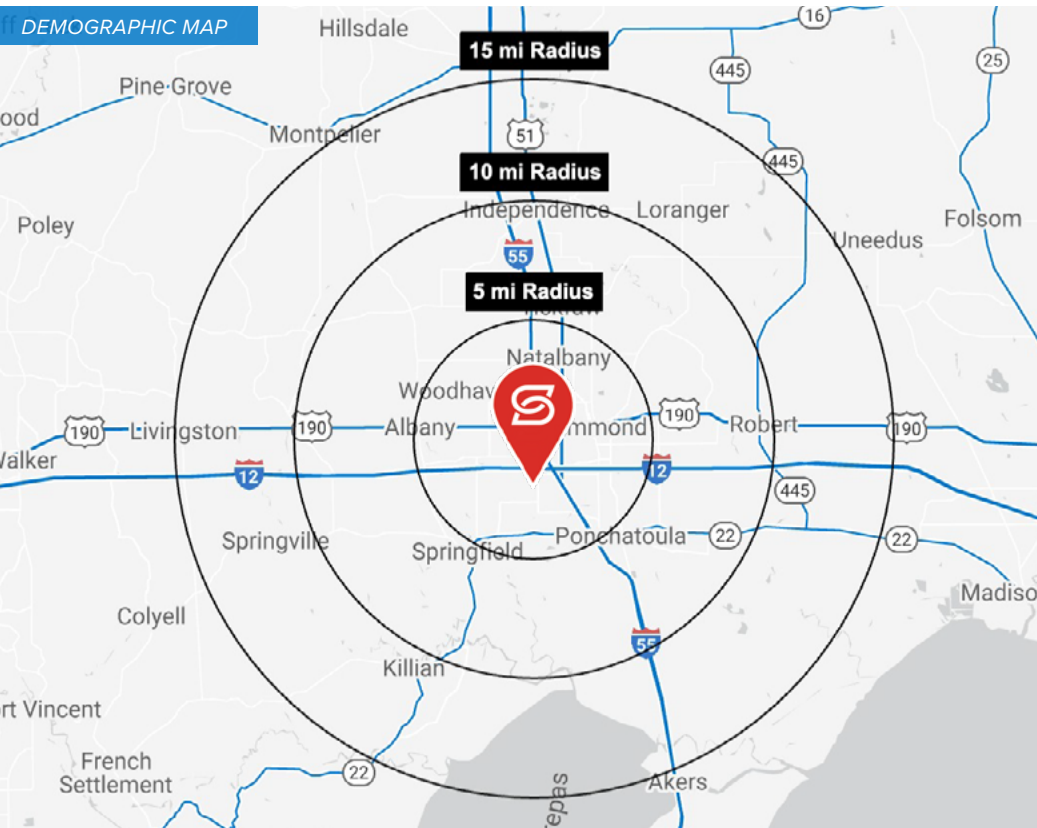
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2025 DEMOGRAPHICS



POPULATION

5 MI

64,468

10 MI

111,661

15 MI

140,326



AVG. HH INCOME

5 MI

\$77,248

10 MI

\$84,056

15 MI

\$86,957



HOUSEHOLDS

5 MI

25,258

10 MI

43,796

15 MI

54,582