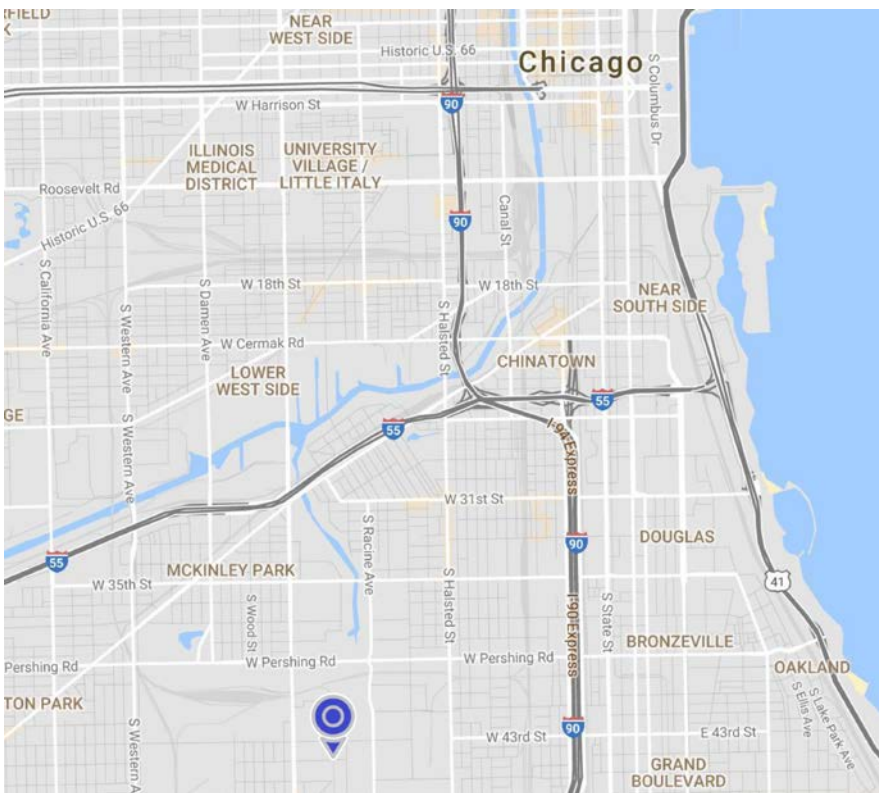


AVAILABLE: 166,549sf with office to suit

DCT STOCKYARDS DISTRIBUTION CENTER

1400 W. 44th Street, Chicago, IL



BUILDING HIGHLIGHTS

- New construction – completed 2017
- 166,549 SF (divisible)
- Office to suit
- 32' clear
- 34 exterior docks
- 2 drive-in doors (12'x14')
- 130' concrete truck court
- 3,000-amp / 480-volt power
- Class 6B tax abatement
- Located within Stockyards Industrial Park (11th Ward – Patrick D. Thompson)
- Signalized intersections at 43rd/Ashland and 44th/Ashland

CONTACT

Tim McCahill, Lee & Associates
773.355.3044 • tmccahill@lee-associates.com

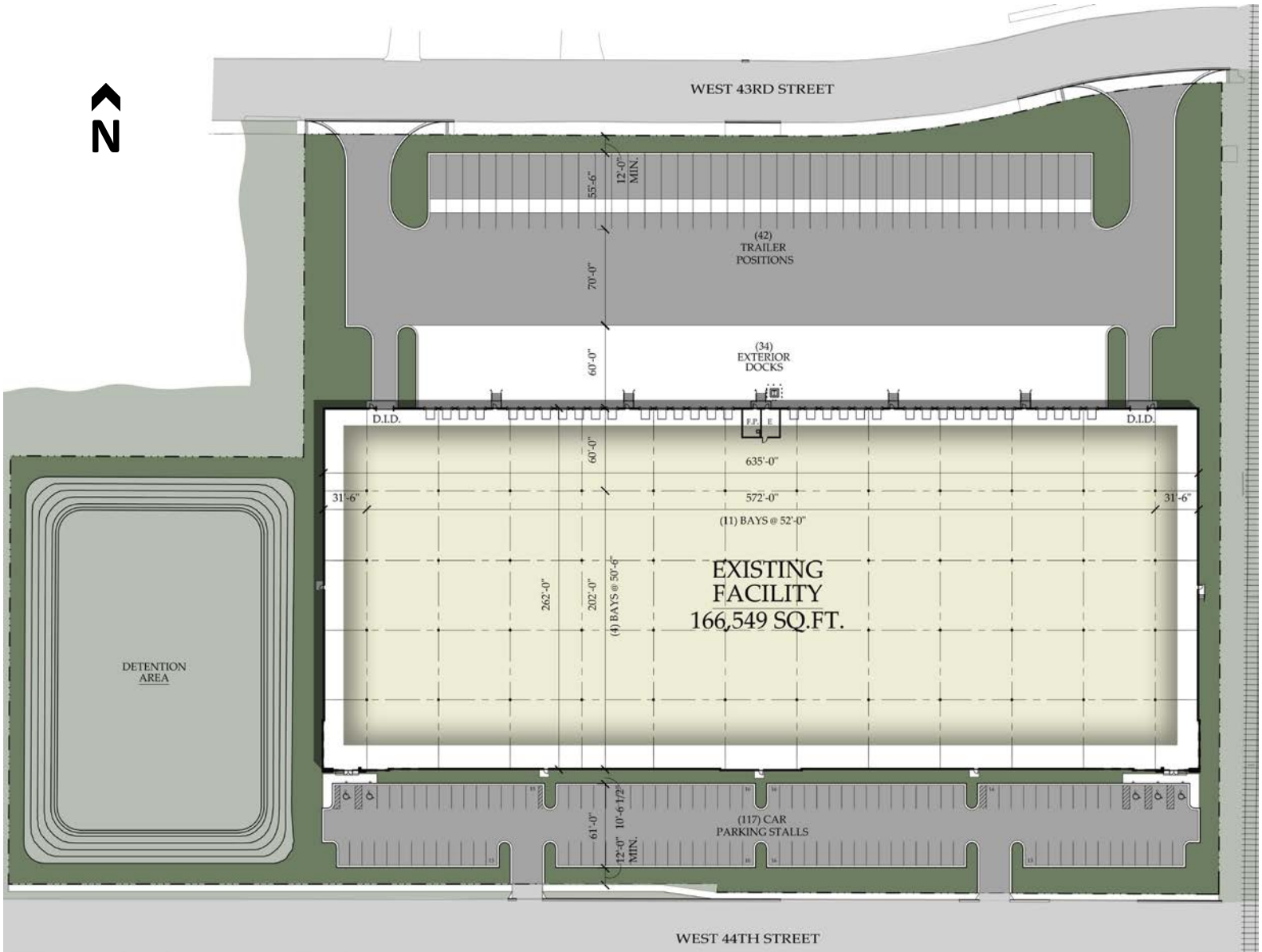
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Conor Byrne, Lee & Associates
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DCT STOCKYARDS DISTRIBUTION CENTER

1400 W. 44th Street, Chicago, IL



BUILDING SPECIFICATIONS

SIZE

166,549 SF (divisible)

OFFICE

To Suit

LOADING

- Thirty-four (34) exterior truck docks with full dock packages
- Two (2) drive-in doors (12'x14')

CLEAR

32'

PARKING

- 117 cars
- 42 trailers

LEASE

Subject to Offer

TAXES

- Cook County Class 6B tax abatement
- Projected \$1.28 PSF (fully assessed)

POWER

3,000 amps @ 480 volts

TRUCK COURT

130' concrete truck court plus 55' for trailer parking with concrete dolly pad

LIGHTING

LED to spec

BAY SIZE

50'6" x 52' (60' staging bay)

SPRINKLER

ESFR

FLOORS

7" reinforced concrete (not yet poured)

BUILDING HIGHLIGHTS

- New construction
- High-image precast concrete
- Excellent location within fully secured Stockyards Industrial Park
- Frontage on 43rd and 44th Streets with signalized intersections at 43rd/Ashland and 44th/Ashland
- Public transit on Ashland Avenue
- Convenient access to I-55 via Ashland Ave and I-90/94 via Pershing Road
- Strong local labor force
- Located in Enterprise Zone #2 – benefits include job tax credits
- Potential for Norfolk Southern rail



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