

6510 W. 73RD STREET

Bedford Park, Illinois

306,552 SF

Available for Sale or Lease



BUILDING SPECIFICATIONS:

Building Size:	306,552 SF
Office:	2,580 SF
Site Size:	9.70 Acres
Clear Height:	20'3"
Loading:	› 24 exterior docks › 1 drive-in door
Rail Carrier:	› Belt Railway Company › 14 rail doors
Power:	600 amps / 480 volts / 3-phase
Sprinkler:	Class IV
Bay Size:	30' x 40'
Car Parking:	45 cars
Year Built:	1987
PIN:	19-30-200-021-0000
Real Estate Taxes:	\$0.60 PSF (2015)
Lease Rate:	\$3.50 PSF Net
Sale Price:	\$12,000,000 (\$39.00 PSF)



COMMENTS:

- + Low Class 6 taxes
- + Access to the CSX Intermodal facility
- + Midway Airport – 4.4 miles
- + O'Hare Airport – 26 miles
- + Excellent access to the I-55/Harlem Avenue, I-55/I-294 & I-294/95th Street full interchanges
- + Public transportation on 73rd Street
- + Excellent labor pool

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