

4000 E. 7TH AVENUE

GARY | INDIANA

196,000 SF ON 14 ACRES

AVAILABLE FOR SALE/LEASE



11-Bridge Cranes / Crane Building / 5-Crane Bays

BUILDING SPECIFICATIONS

Building Size:	196,000 SF
Office:	8,000 SF
Site:	14 Acres
Loading:	<ul style="list-style-type: none"> • Eight (8) Drive-In Doors (Expandable) • Two (2) Exterior Truck Doors
Lighting:	T5 Fluorescent On Motion Sensors
Clear Height:	107,570 SF @ 23' 80,430 SF @ 33'
Power:	4,000 Amps
Bay Size:	Four (4) 50' x 405' One (1) 105' x 766'
Crane Capacity:	Three (3) 7½ Ton Bridge Six (6) 5 Ton Bridge One (1) 4 Ton Bridge One (1) 3 Ton Bridge
Rail Service:	Two (2) CN Rail Spurs Into Building (Active)
Real Estate Taxes:	\$0.60 PSF
Sale Price:	\$2,950,000 (\$15.05 PSF)
Comments:	<ul style="list-style-type: none"> • Site Fenced & Gated • Truck Scale on Site • Drive Thru Design • M2-1 Zoning • Triple Catch Basin



LEE & ASSOCIATES OF ILLINOIS
9450 W. Bryn Mawr Avenue
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Rosemont, IL 60018
773.355.3000
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FOR MORE INFORMATION, PLEASE CONTACT:

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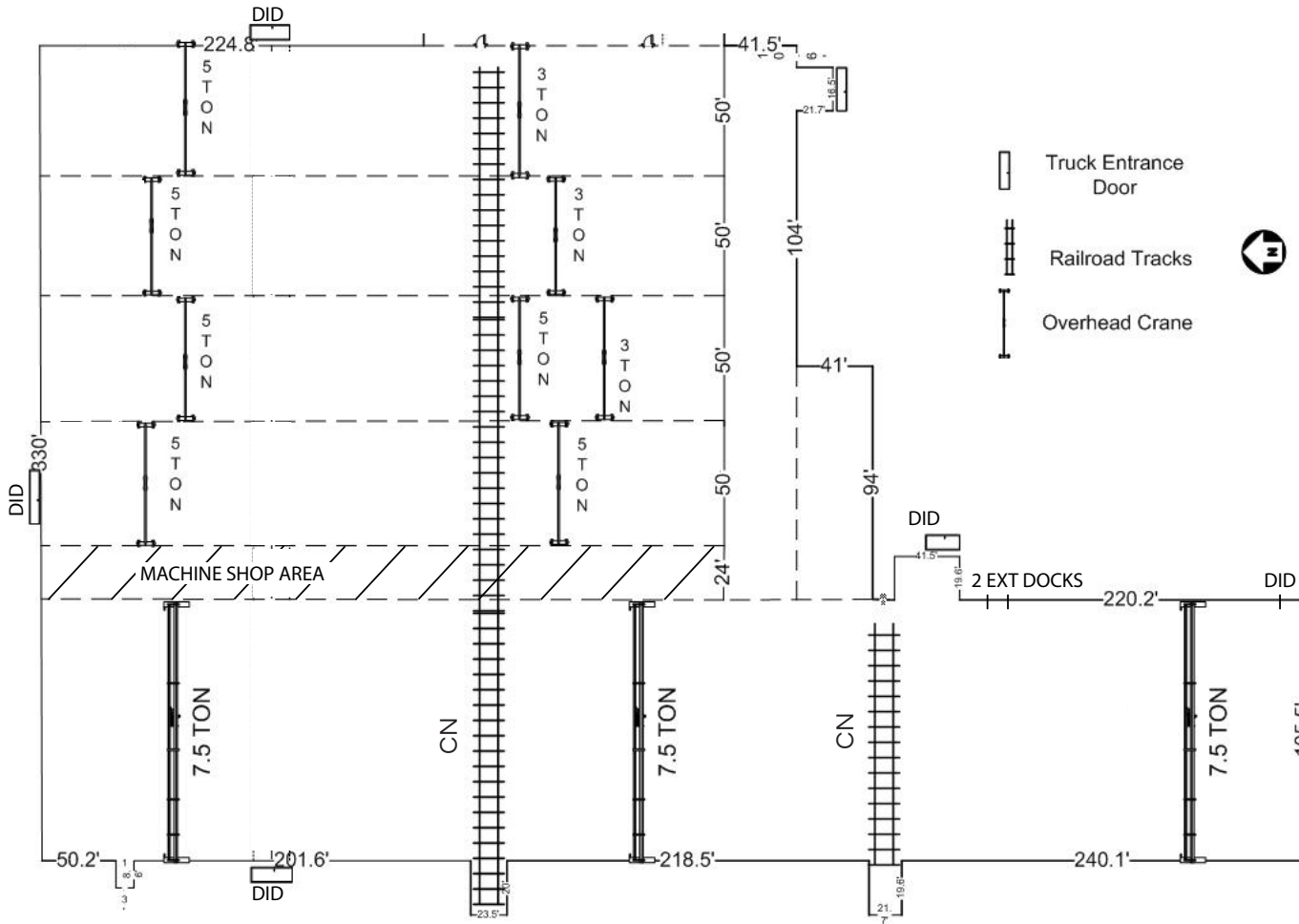


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DISTANCE (MILES)

- 1/2 Mile to I-90
- 3/4 Mile to I-65
- 3 Miles to I-80/94
- 6.8 Miles to Gary Airport
- 15 Miles to Illinois Border
- 31 Miles to Chicago Stock Yards Area
- 38 Miles to Bedford Park
- 45 Miles to Joliet, IL



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