

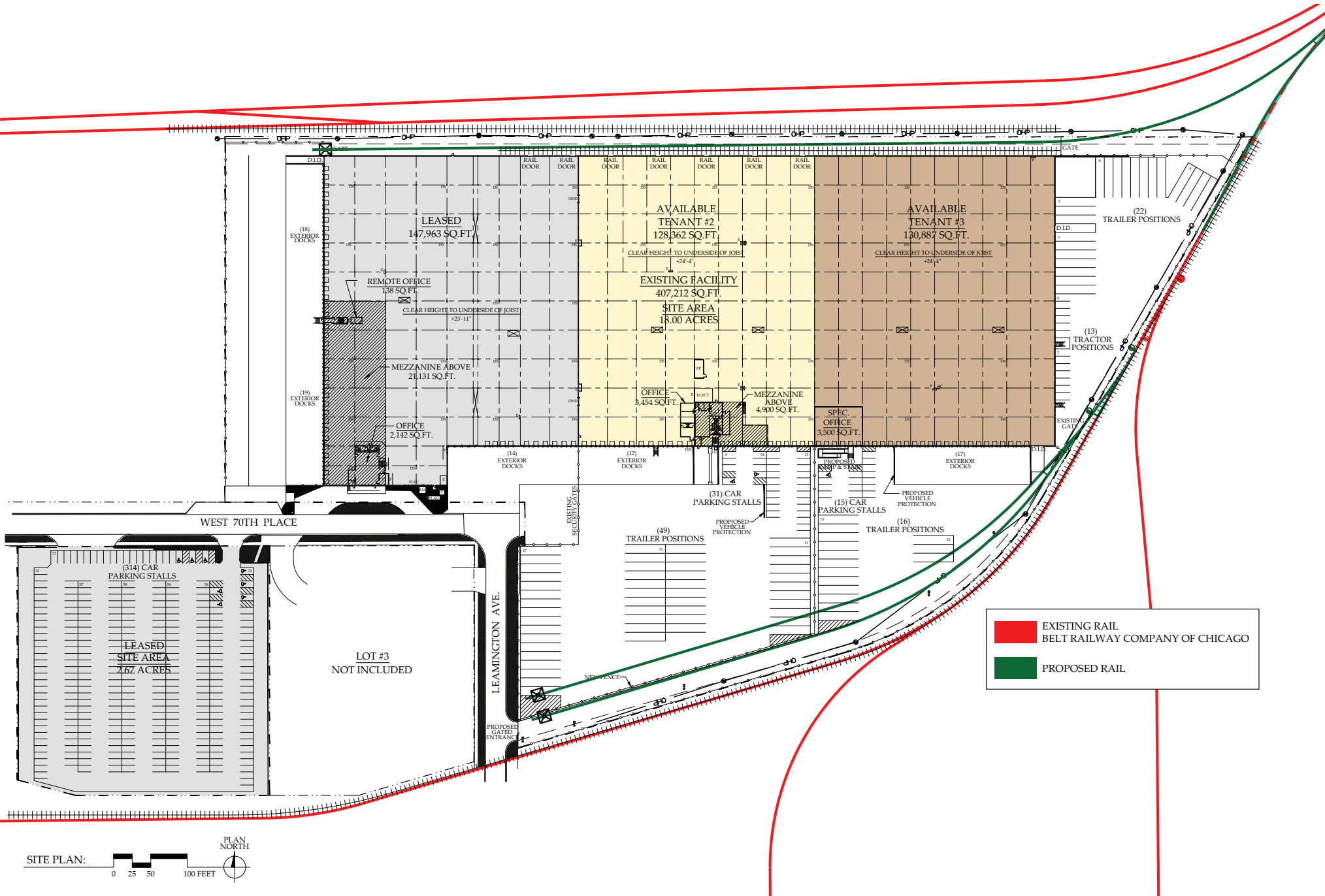
5100 W. 70TH PLACE
BEDFORD PARK, ILLINOIS

100,000-266,074 SF
AVAILABLE FOR LEASE

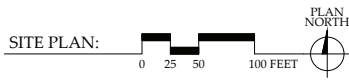


HEAVY TRAILER PARKING / HIGH DOCK RATIO

5100 W. 70TH PLACE, BEDFORD PARK



	EXISTING RAIL BELT RAILWAY COMPANY OF CHICAGO
	PROPOSED RAIL



BUILDING SPECIFICATIONS

Total Size:	408,908 SF
Clear Height:	24' clear
Typical Bay Size:	32' x 40'
Sprinklered:	Wet
Lighting:	T-5
Real Estate Taxes:	\$0.94 PSF (Estimated) 6B in place through 2022
CAM:	\$0.32 PSF
Insurance:	\$0.07 PSF
Lease Rate:	\$4.25 PSF Net

AVAILABLE

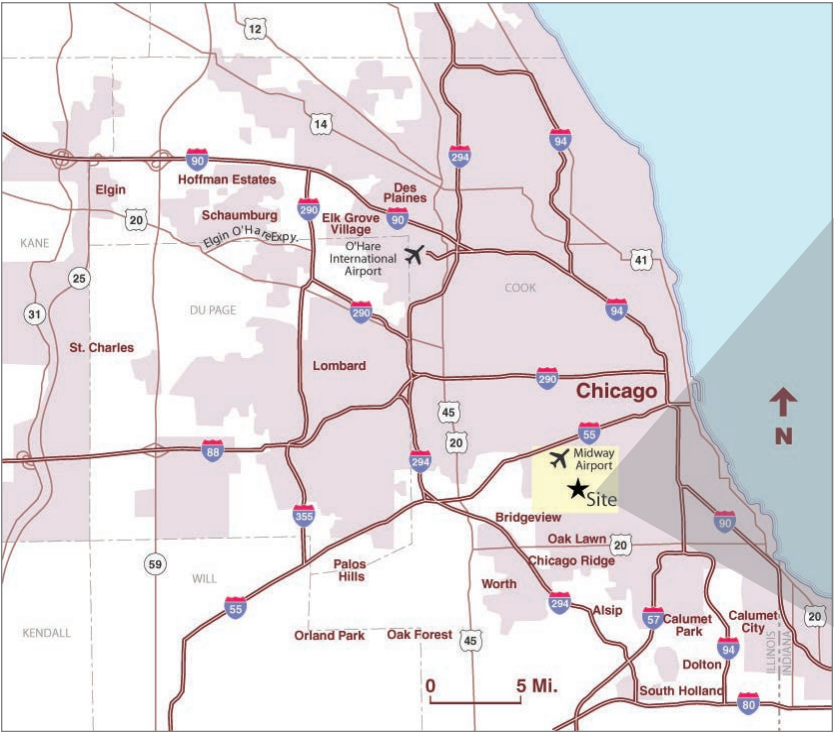
Suite A

Size:	±100,000-266,074 SF
Office:	8,366 SF (includes 4,912 SF on second story)
Trailer Parking:	68
Car Parking:	50
Loading:	(50) Exterior Docks (2) Drive-in Doors (5) Rail Doors



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- Potential for Rail (Belt Railway Company of Chicago)
- CSX Intermodal (Immediate Access)
- Low Class 6 real estate taxes
- Located in an Enterprise Zone
- High dock door to square footage ratios (1 dock per 3,085 SF)
- Abundant Labor Supply
- 2.5 miles to Midway Airport
- 13.7 miles to McCormick Place
- Access to I-55 via Harlem Avenue and Cicero Avenue full interchanges
- Pace Bus Service on 73rd Street
- Aggressive Ownership
- Pro-Business Village