

**270,789 SF (DIVISIBLE)
AVAILABLE**



BEDFORD PARK CORPORATE CENTER
5139 W. 73RD STREET, BEDFORD PARK, IL

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AVAILABLE FOR LEASE

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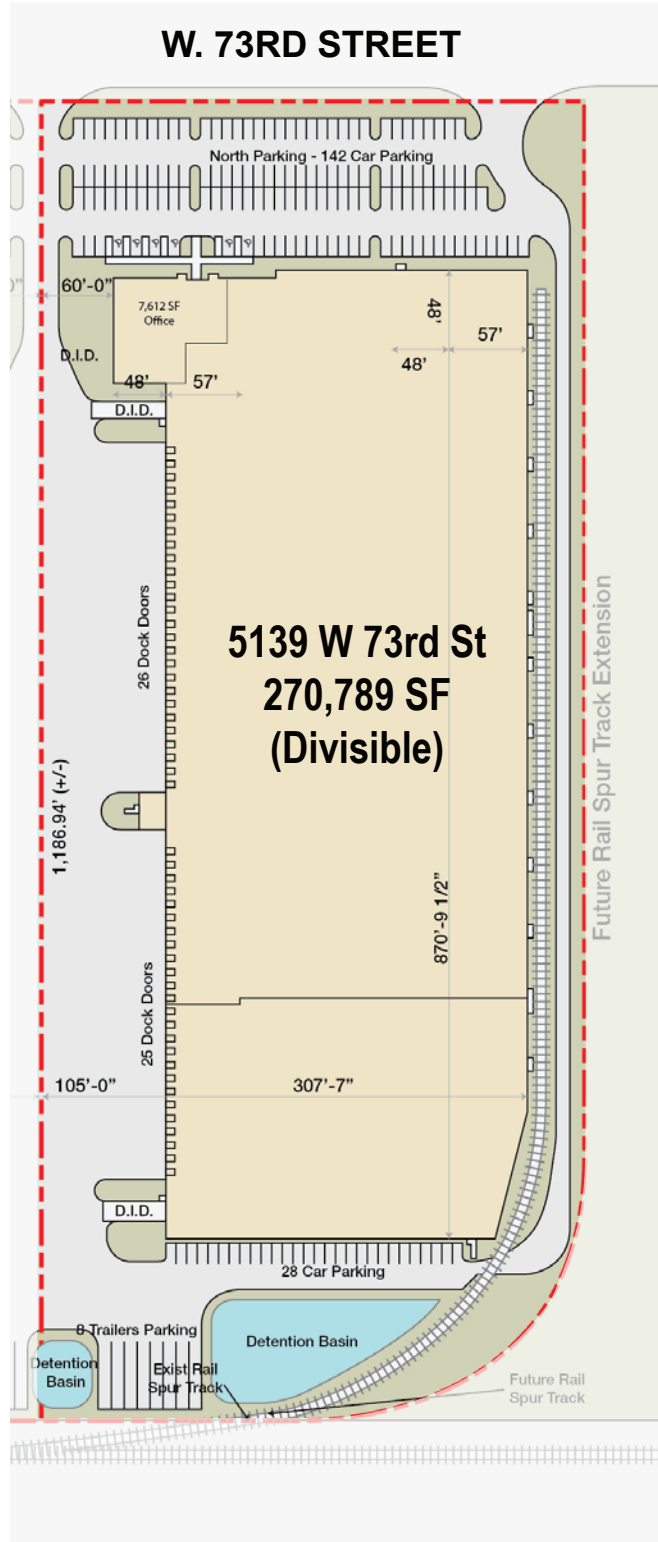
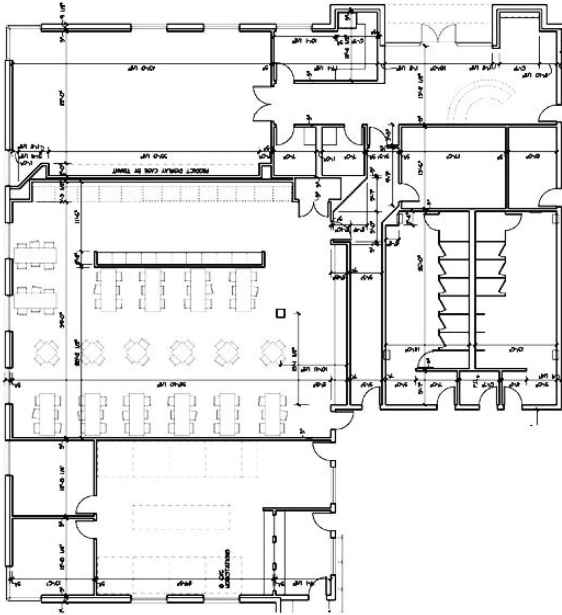


BUILDING SPECIFICATIONS:

BUILDING SIZE:	270,789 SF (divisible to $\pm 100,000$ SF)
OFFICE:	7,612 SF
SITE SIZE:	12.4 acres
BAY SIZE:	48' x 48' bays (57' staging bays)
CLEAR HEIGHT:	32'
LOADING:	<ul style="list-style-type: none">> 52 exterior docks (with levelers)> 2 drive-in doors (12'x14')> 10 belt rail doors possible
CONSTRUCTION:	Precast concrete
SPRINKLER:	ESFR
PARKING:	<ul style="list-style-type: none">> ± 170 cars> Available trailer parking on site
FLOOR:	7" concrete floor - 4,000 PSI
YEAR BUILT:	2006
POWER:	1200 A @ 277/480 V, 3-phase
REAL ESTATE TAXES (APPROXIMATE):	\$1.51 PSF (2017 payable 2018) Class 6b extended through 2027
CAM:	\$0.41 PSF (2017)
POSSESSION:	6/1/2019 or sooner
LEASE RATE:	Subject to Proposal



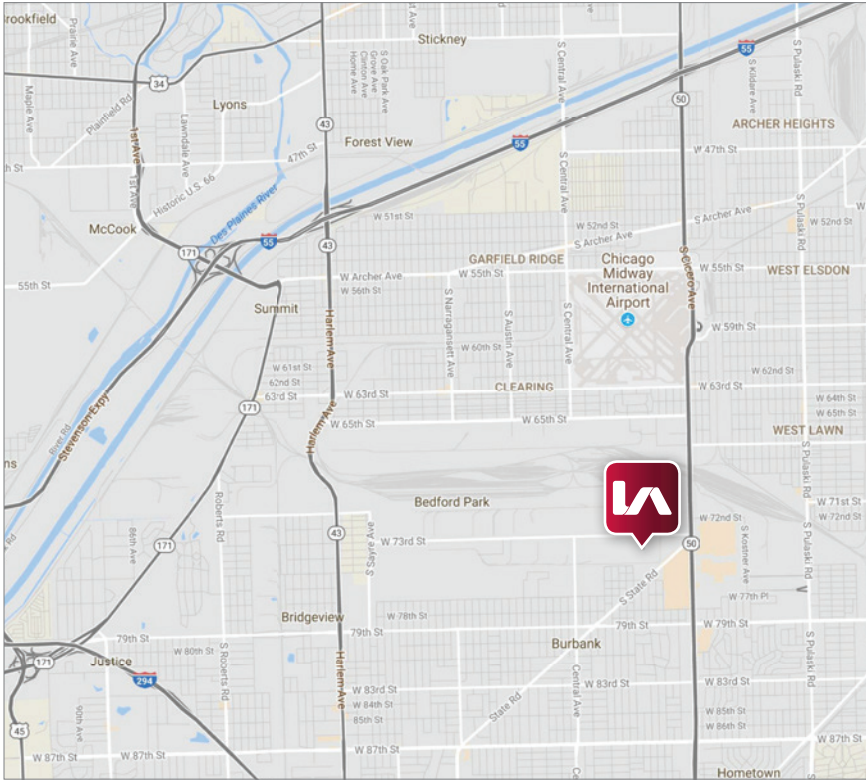
OFFICE LAYOUT



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LOCATION HIGHLIGHTS

- Multiple access points to I-55 & I-294
- Close proximity to CSX Intermodal Yard
- Approximately 2 miles to Midway Airport
- Access to good local labor
- Pro-business city
- 13 miles to Chicago Loop



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