

**282,933 SF AVAILABLE**  
**RAIL SERVED DISTRIBUTION BUILDING**

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**NEW CONSTRUCTION**

**7225 SANTA FE DRIVE**  
**HODGKINS, ILLINOIS**

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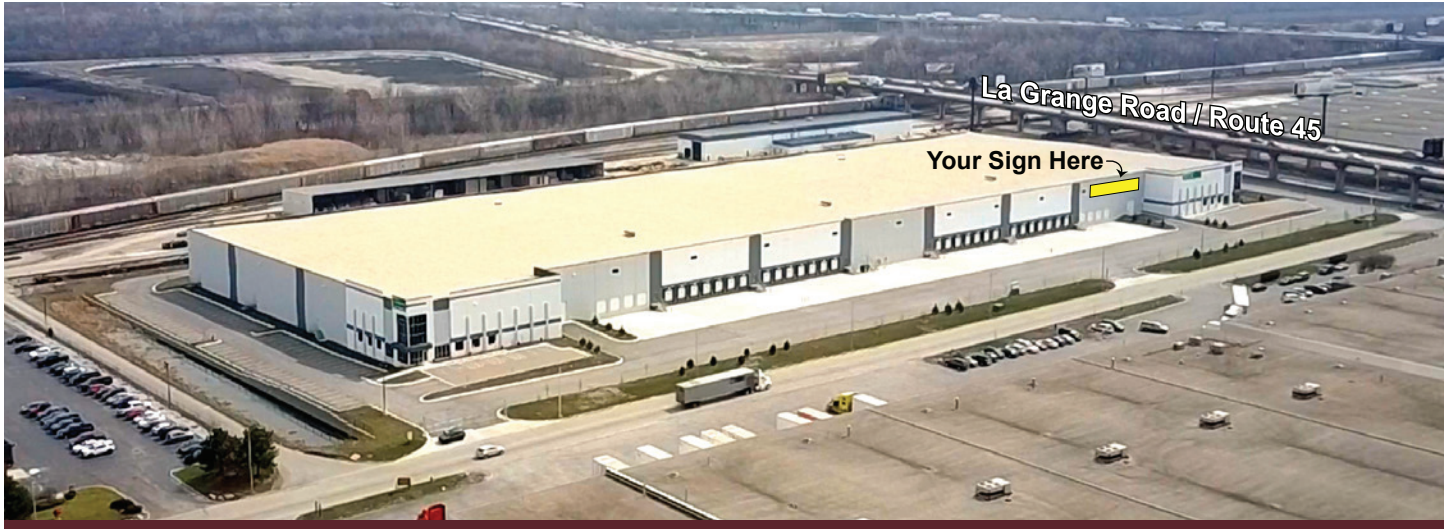
  
**GATEWAY**  
INDUSTRIAL PROPERTIES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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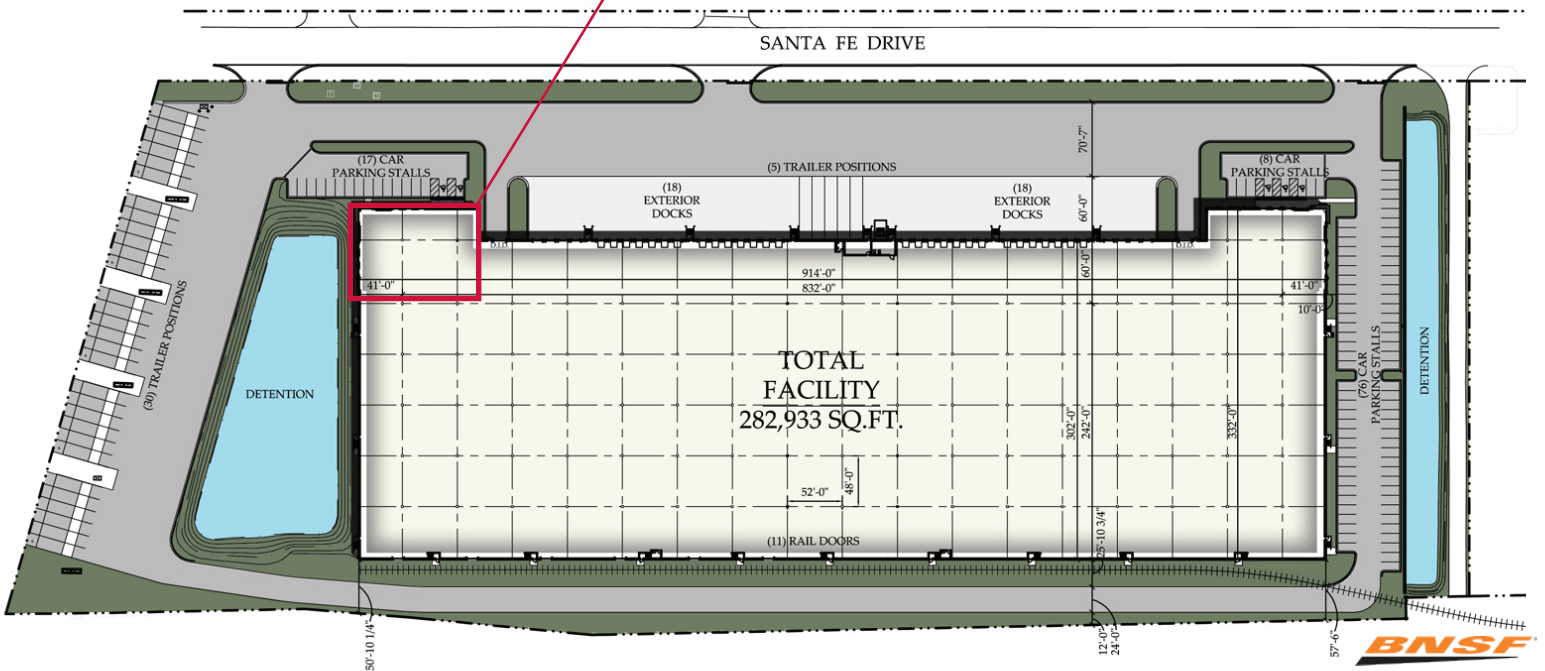
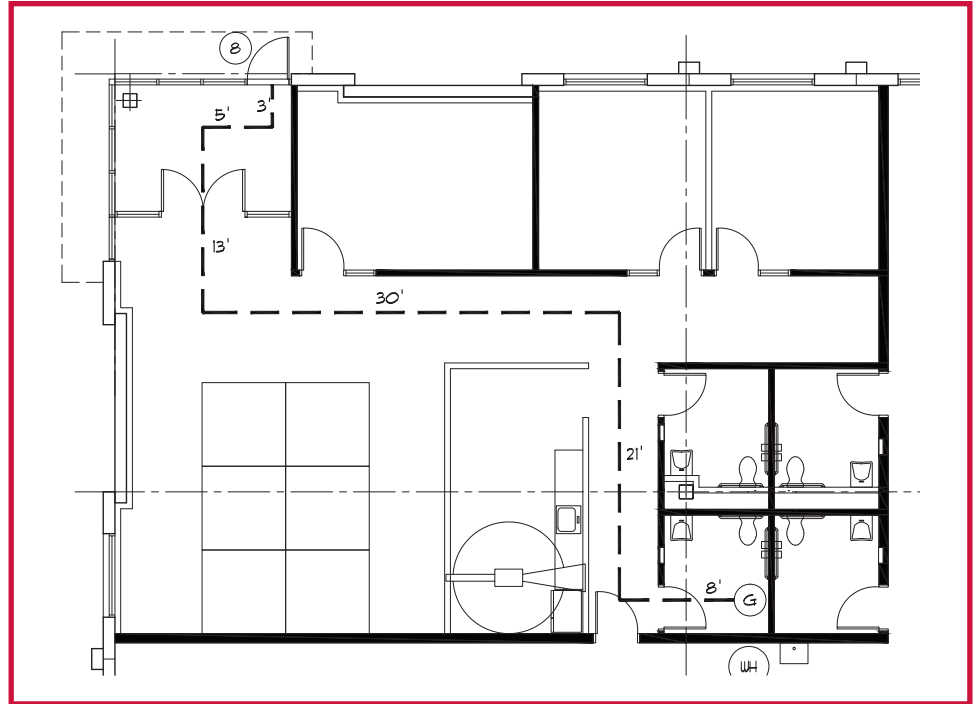
### BUILDING SPECIFICATIONS

<b>BUILDING SIZE:</b>	282,933 SF (Divisible to ±141,966 SF)
<b>OFFICE:</b>	To Suit
<b>WEST OFFICE:</b>	±2,197 SF (ideal for shipping office)
<b>SITE SIZE:</b>	±15.39 acres
<b>BAY SIZE:</b>	52' x 48' typical 52' x 60' loading bays
<b>BUILDING DEPTH:</b>	302'
<b>CLEAR HEIGHT:</b>	32'
<b>LOADING:</b>	› 36 exterior docks (expandable to 44) › 2 drive-in doors (12' x 14')
<b>RAIL:</b>	11 docks at 70' O.C. (BNSF Rail)
<b>PARKING:</b>	› 101 cars (expandable) › 35 trailers (expandable to 43)
<b>CONSTRUCTION:</b>	Pre-cast
<b>REAL ESTATE TAXES:</b>	\$1.40 PSF (2018 estimate) Class 6B
<b>INSURANCE:</b>	\$0.06 PSF (2018 estimate)
<b>CAM:</b>	\$0.48 PSF (2018 estimate)
<b>LEASE RATE:</b>	Subject to Proposal

<b>TRUCK COURT:</b>	130.5' with 60' concrete aprons
<b>FLOORS:</b>	7' slab reinforced
<b>ROOF:</b>	Single ply 45 mil EPDM ballasted roof system
<b>CONCRETE APRON:</b>	7" - 4,000 PSI, on compacted subgrade, extending 60' from building
<b>HVAC:</b>	Gas fired makeup air units
<b>SPRINKLER:</b>	ESFR
<b>POWER:</b>	2,000 amps @ 277/480 volts
<b>LIGHTING:</b>	T-5 on motion sensors
<b>MISCELLANEOUS:</b>	› New Construction – Class A Building › Potential for fully secured site / truck court



**WEST OFFICE AREA**

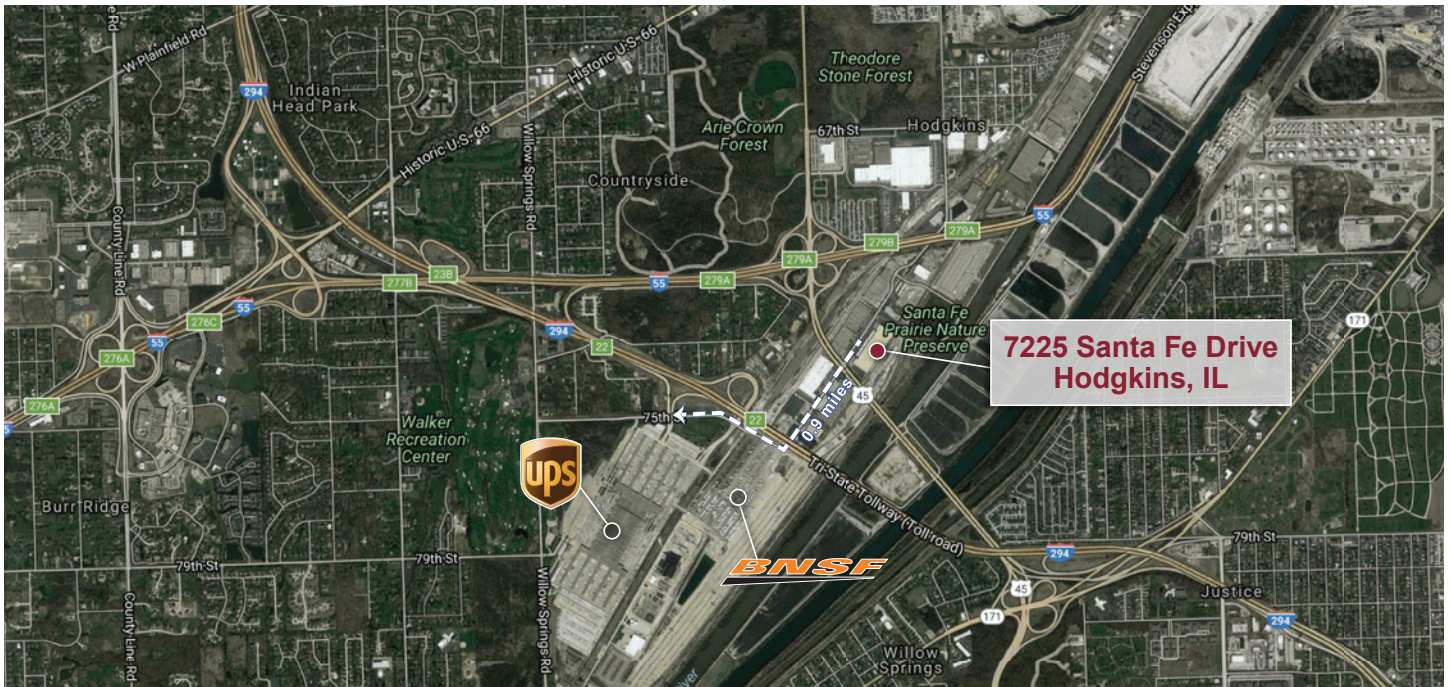


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## LOCATION HIGHLIGHTS

- Immediate access to I-294 & I-55  
via 75th Street / I-294 exit (0.9 mile)  
via La Grange Road / I-55 exit
- Distance to  
Midway Airport – 11 miles  
O'Hare Airport – 21 miles
- Close proximity to shipping hubs  
BNSF – Willow Springs (0.5 miles)  
UPS – Hodgkins (3 miles)
- 6B tax abatement



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