

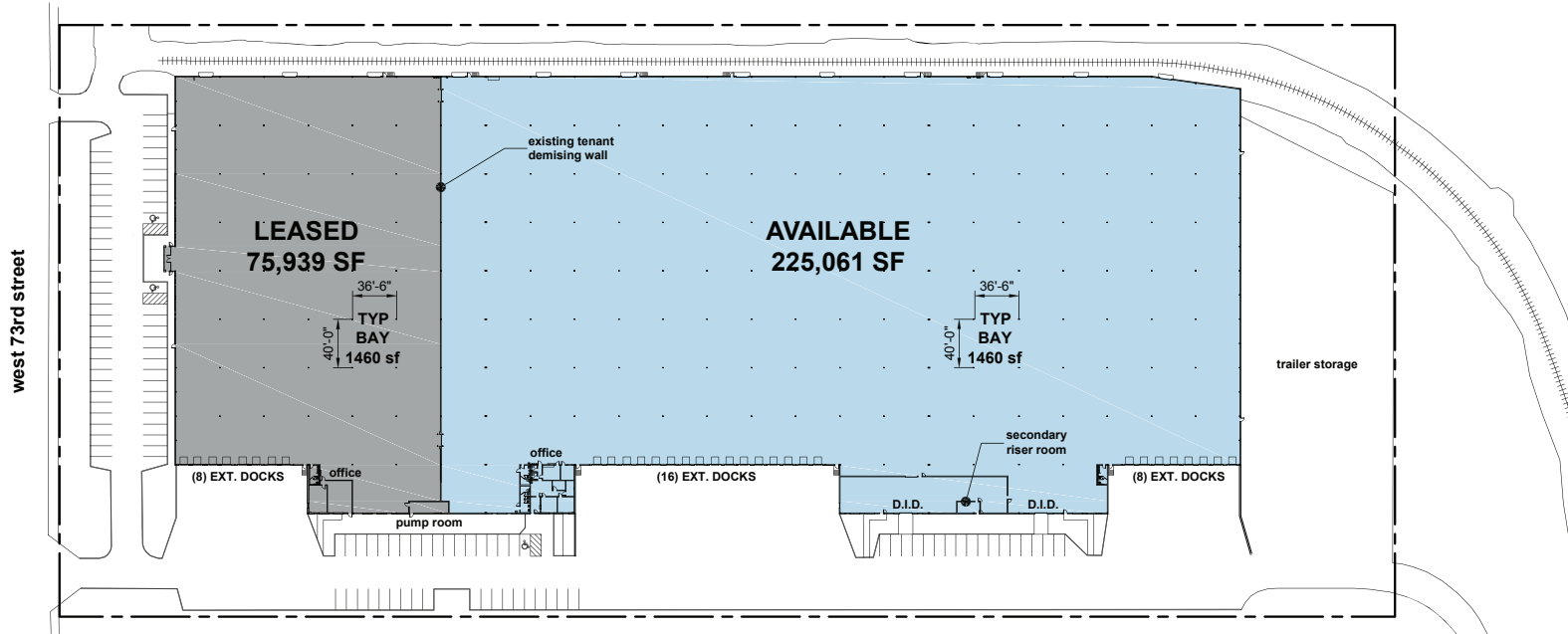


BUILDING SPECIFICATIONS:

Building Size:	301,000 SF
Available Space:	225,061 SF
Office:	±1,500 SF
Site Area:	12.37 Acres
Bay Size:	36'6" x 40'
Clear Height:	23'
Loading:	<ul style="list-style-type: none"> › 24 dock doors › 2 drive-in doors
Parking:	<ul style="list-style-type: none"> › ±35 cars › Ample trailer parking
Sprinkler Type:	Wet Density - .58 GPM/SF Designed Area of Discharge - 3,000 SF
Heat:	Gas Unit Heaters
Year Built:	1975
Rail Carrier:	Belt Railway
Rail Loading:	9 Doors
Real Estate Taxes:	\$2.23 PSF (2017 estimate)
Insurance:	\$0.05 PSF (2017 estimate)
CAM:	\$0.27 PSF (2017 estimate)
Lease Rate:	\$4.95 PSF Gross
Driving Distances:	<ul style="list-style-type: none"> › Midway Airport (4.1 M) › O'Hare Airport (26.6 M) › I-55 & Harlem Full Interchange (3.5 M)



SITE PLAN



building information

one story multi-tenant office/warehouse

■ leased tenant area:	± 75,939 sf
■ vacant tenant area:	± 225,061 sf
total building area:	± 301,000 sf

0 50 100
scale: 1/128" = 1'-0"



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OFFICE LAYOUT

