

5100 W. 70TH PLACE
BEDFORD PARK, ILLINOIS

414,178 SF
(DIVISIBLE)



CSX Intermodal Yard

38 Docks

**Included
Trailer / Car Parking**

**Not
Included**

HEAVY TRAILER PARKING / HIGH DOCK RATIO

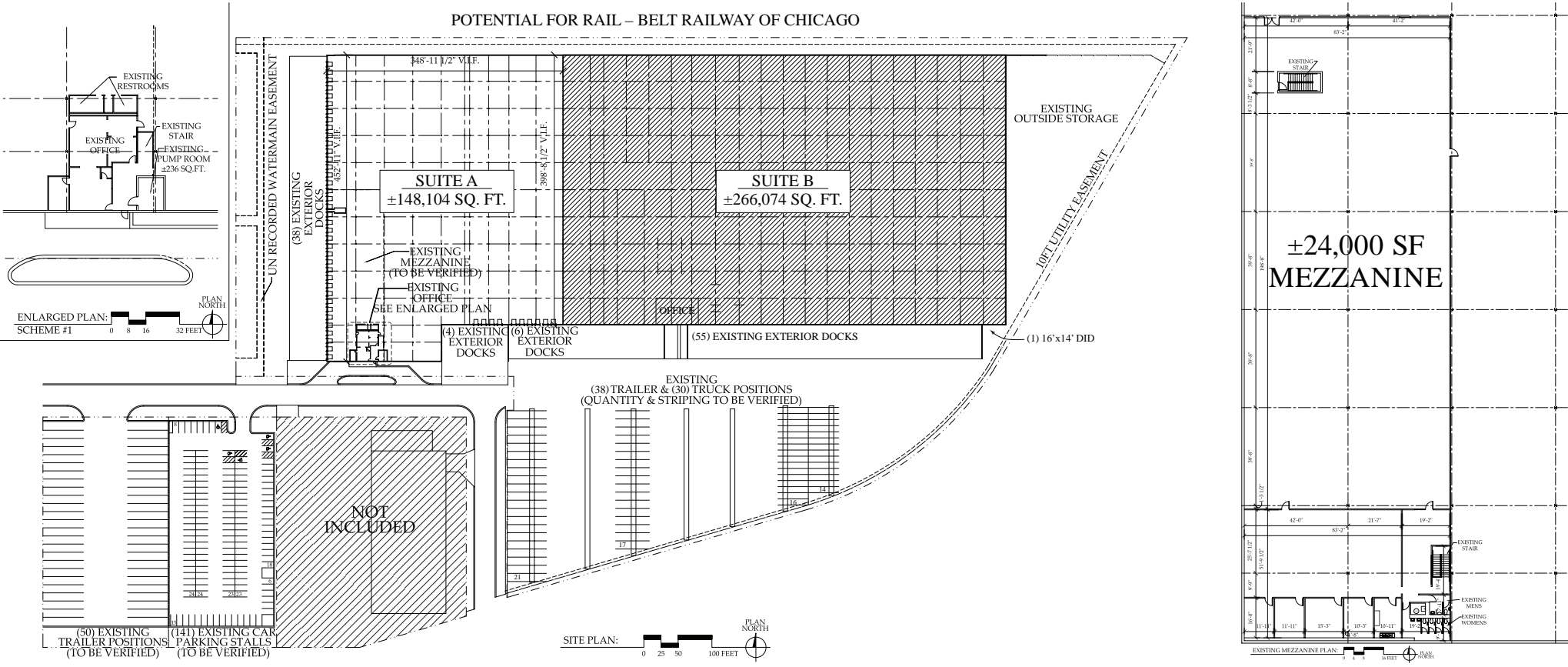
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Owned by
GLP

5100 W. 70TH PLACE, BEDFORD PARK



Building Specifications:		Full Building	Suite A	Suite B
Total Size:	414,178 SF*	Size: 414,178 SF*	148,104 SF*	266,074 SF
Clear Height:	24' clear	Office: ±5,835 SF	2,335 SF (recently renovated)	±3,500 SF
Typical Bay Size:	40' x 42'	Trailer Parking: 118	50	68
Sprinklered:	Wet	Car Parking: 191	141	50
Lighting:	T-5	Loading: (103) exterior docks (2) Drive-in Doors	(48) exterior docks (1) Drive-in Door	(55) exterior docks (1) Drive-in Door
Real Estate Taxes:	\$0.94 PSF (2015 payable 2016) 6B in place through 2022			
CAM:	\$0.32 PSF			
Insurance:	\$0.07 PSF			
Lease Rate:	\$3.95 PSF Net			

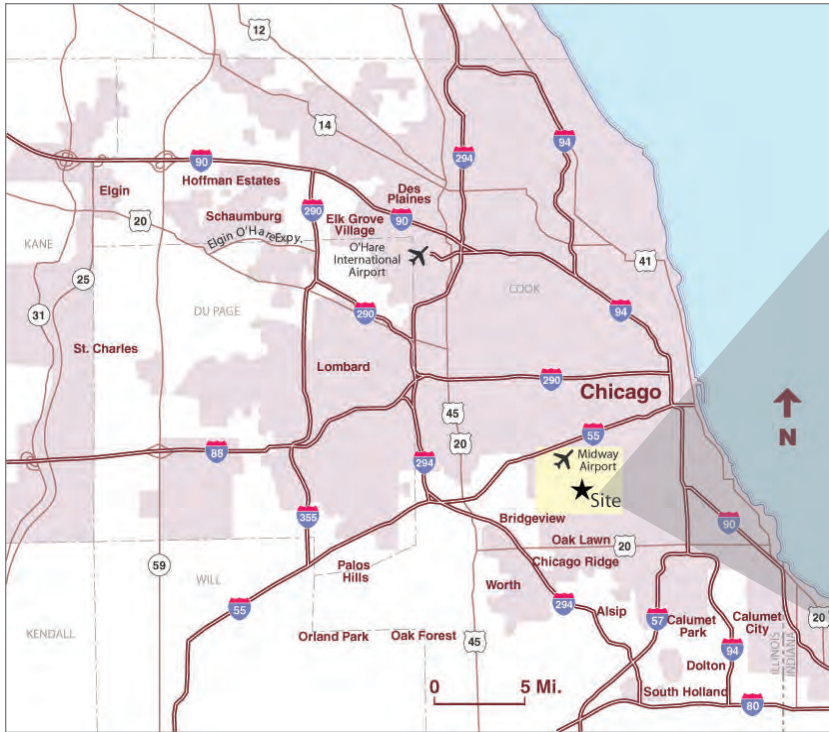
* Warehouse contains ±24,000 SF mezzanine that is not included in square footage; features concrete floor warehouse section, offices and restrooms. Entire mezzanine section can be reduced or removed.



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