

**134,582 SF  
FOR LEASE**

**BEDFORD PARK CORPORATE CENTER**  
5025 W. 73RD STREET, BEDFORD PARK, IL



**Jeffrey J. Janda, SIOR**  
Principal  
jjanda@lee-associates.com  
D 773.355.3015

**Brian C. Vanosky**  
Principal  
bvanosky@lee-associates.com  
D 773.355.3023

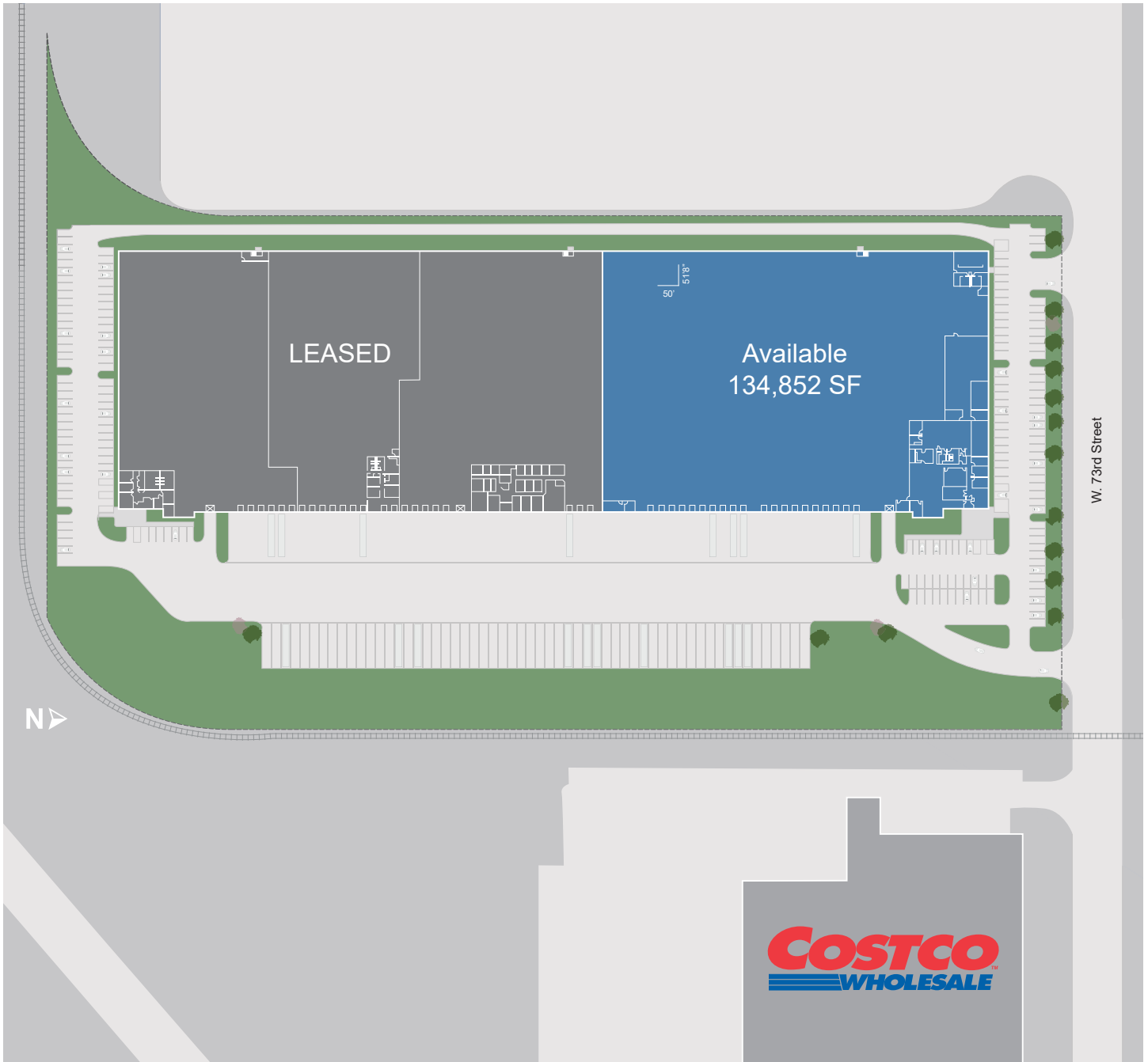


All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal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

AVAILABLE FOR LEASE

BEDFORD PARK CORPORATE CENTER

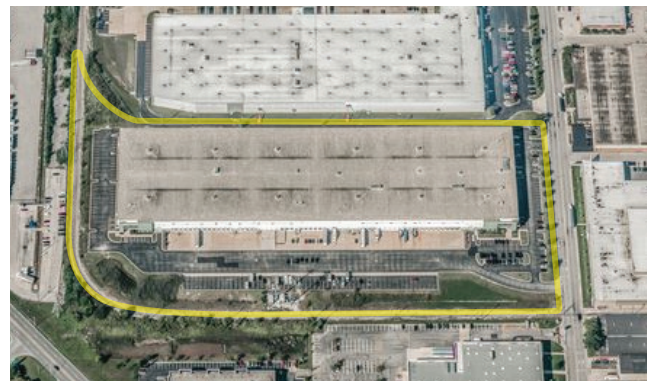
5025 W. 73<sup>RD</sup> STREET, BEDFORD PARK, IL





**BUILDING SPECIFICATIONS:**

<b>BUILDING SIZE:</b>	308,180 SF
<b>AVAILABLE:</b>	134,852 SF
<b>OFFICE:</b>	±15,500 SF (can be reduced)
<b>SHOWROOM AND/OR PRODUCTION AREA:</b>	±4,500 SF
<b>TYPICAL BAY SIZE:</b>	51'8" x 50' (60' x 50' in Staging Bays)
<b>CLEAR HEIGHT:</b>	32'
<b>LOADING:</b>	<ul style="list-style-type: none"> <li>› 20 exterior docks</li> <li>› 1 drive-in door</li> </ul>
<b>SPRINKLER:</b>	ESFR
<b>PARKING:</b>	80 car spaces (expandable) 20 trailer spots (expandable)
<b>LIGHTING:</b>	T-5 with motion sensors
<b>POWER:</b>	1,000 amps @ 480 volts; 3-phase
<b>REAL ESTATE TAXES:</b>	\$1.37 PSF (2017) Class 6b in-place
<b>CAM:</b>	\$0.51 PSF (2017)
<b>POSSESSION:</b>	6/1/2019 or sooner
<b>LEASE RATE:</b>	Subject to Proposal
<b>COMMENTS:</b>	<ul style="list-style-type: none"> <li>› Belt Rail spur possible</li> <li>› Strong local labor force</li> <li>› Pro-business community</li> <li>› Adjacent to Costco / pseudo retail exposure to Cicero Ave</li> </ul>



# AVAILABLE FOR LEASE

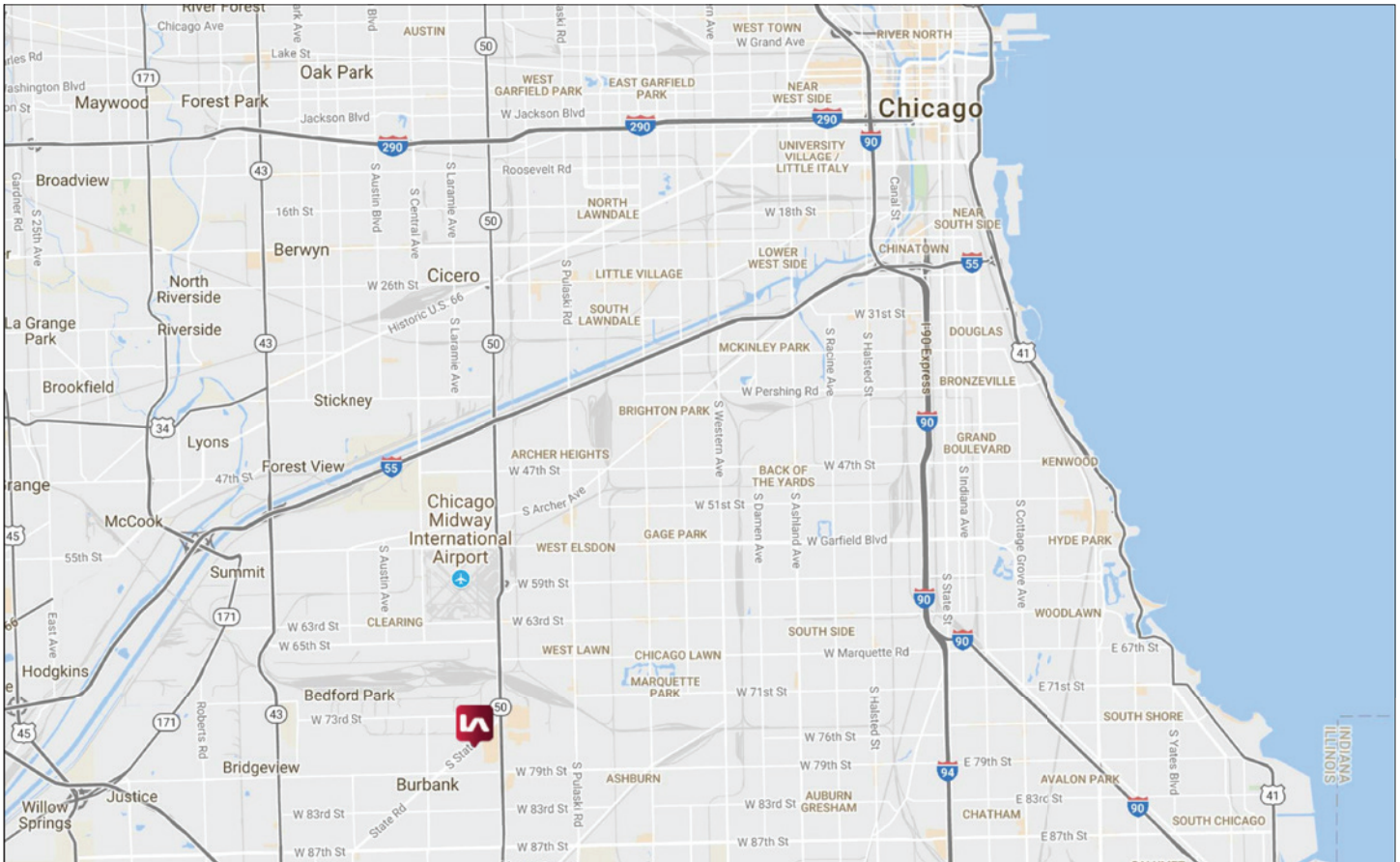
## BEDFORD PARK CORPORATE CENTER

5025 W. 73<sup>RD</sup> STREET, BEDFORD PARK, IL



### LOCATION HIGHLIGHTS

- 4.3 miles to I-55 via Cicero Ave
- 2.2 miles to Midway Airport
- 1.1 miles to Intermodal Yard
- 13 miles to Chicago Loop



**Jeffrey J. Janda, SIOR**  
Principal  
jjanda@lee-associates.com  
D 773.355.3015

**Brian C. Vanosky**  
Principal  
bvanosky@lee-associates.com  
D 773.355.3023



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.