

AVAILABLE FOR LEASE
11800 S. AUSTIN AVENUE
Alsip, Illinois

TRAILER PARKING AVAILABLE!



BUILDING SPECIFICATIONS:

| | |
|-----------------------|---|
| BUILDING SIZE: | 161,942 SF |
| AVAILABLE: | 52,113 SF |
| OFFICE: | 5,696 SF |
| BAY SIZE: | 48' x 45' typical bay spacing, 48' x 60' speed bay |
| CLEAR HEIGHT: | 30' |
| LOADING: | › 15 exterior docks › 1 drive-in door |
| PARKING: | › 18 designated trailer spaces › ±100 cars |
| BUILT: | 2005 |
| SPRINKLER: | ESFR |
| RE TAXES: | \$0.73 PSF (6B taxes in place through 2028) |
| CAM: | \$0.73 PSF (includes property management) |
| INSURANCE: | \$0.06 PSF |
| LEASE RATE: | Subject to Offer |
| COMMENTS: | › Highly functional Class A building › Great I-294 visibility – 137,700 vehicles per day › Immediate access to I-294 via full interchange at 127 th Street / Cicero Avenue |



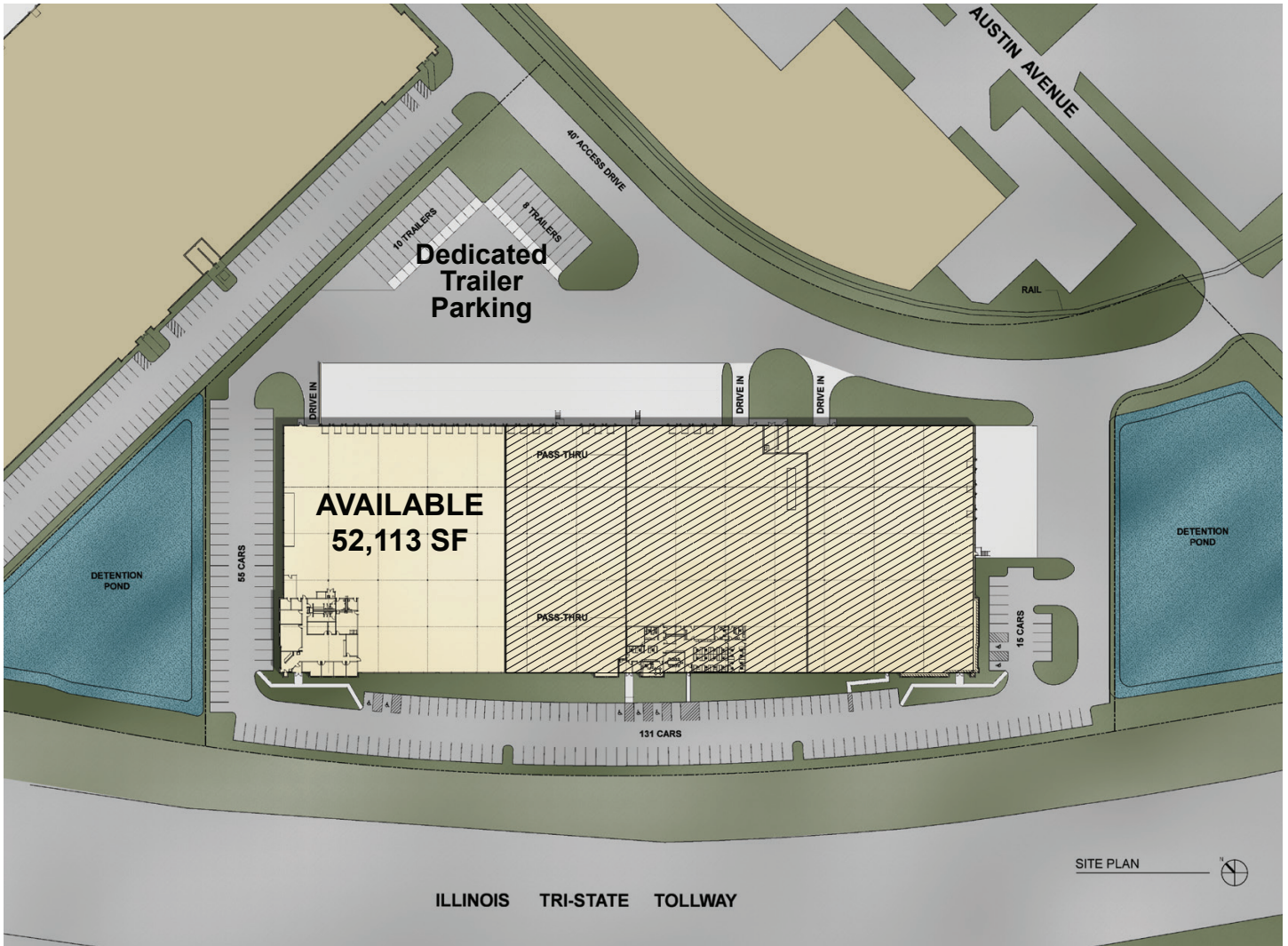
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