

NEW PRICING! FOR LEASE OR SALE RARE FACILITY NOW AVAILABLE!



10 Docks / 22 Trailer Stalls / 6B Tax Reduction / 113' Clear Span areas

6800 S River Rd, Hodgkins IL



140,000 VPD

1.5 miles/5 mins
INTERMODAL

Potential Expansion
area +/-1.5 acres
(separate owner)



+/- 16,300 SF

AVAILABLE SPACE

+/- 3.1 ACRES

(EXPANDABLE TO +/-4.6 AC)

LAND SITE (ENTIRE SITE)



PROPERTY HIGHLIGHTS

- I-55 Frontage/Signage/Exposure with +/- 140,000 vehicles per day
- Immediate proximity to BNSF Intermodal
- 6B Tax reduction in place
- Rare ratio of 10 exterior docks with oversized doors
- Full Concrete truck court, drive aisles & trailer stalls
- LED lighting throughout warehouse on motion sensors
- New Construction
- Existing exhaust fans in place
- Immediate access to all major expressways (I-294, I-55, etc)

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Expansion Area
+/-1.5 acres
(separate
owner)



BUILDING SPECS

Available:	16,300 sf	Year Built:	2023
Land Site Size:	+/-3.1 acres (entire site) (exp. to +/-4.6 ac)	Construction:	Brick/block façade and office area, insulated metal panel warehouse with new energy efficient metal roof system
Car Parking:	43 spaces (Expandable, entire site)	Sprinklers:	Full dry system (can be converted to wet)
Trailer Parking:	22 dedicated stalls (Expandable)	Power:	400 amps, 277/480 volts (entire site)
Truck level docks:	10 exterior with 10'x10' oversized doors and levelers	Available:	Immediately
Office:	+/-4,200 sf	Property Taxes:	\$61,327.24 (2023 payable in 2024) (entire site)
Ceiling Clearance	19'8 to 22'	Pricing:	Lease: \$18.40 psf Net / \$20.65 psf Gross (Inc full building & Trailer stalls) Sale: Subject to Offer
Drive in door:	14' x 16' (Expandable) to suit		
Oversized Bay Sizes:	North area: 106' x 113' South area: 108' x 113'		



55

Potential Expansion
area +/-1.5 acres
(separate owner)

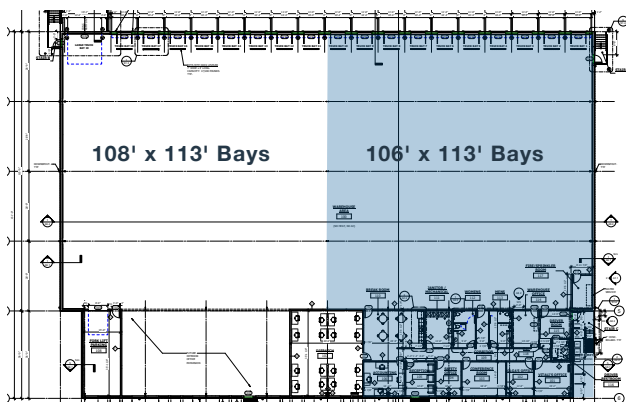
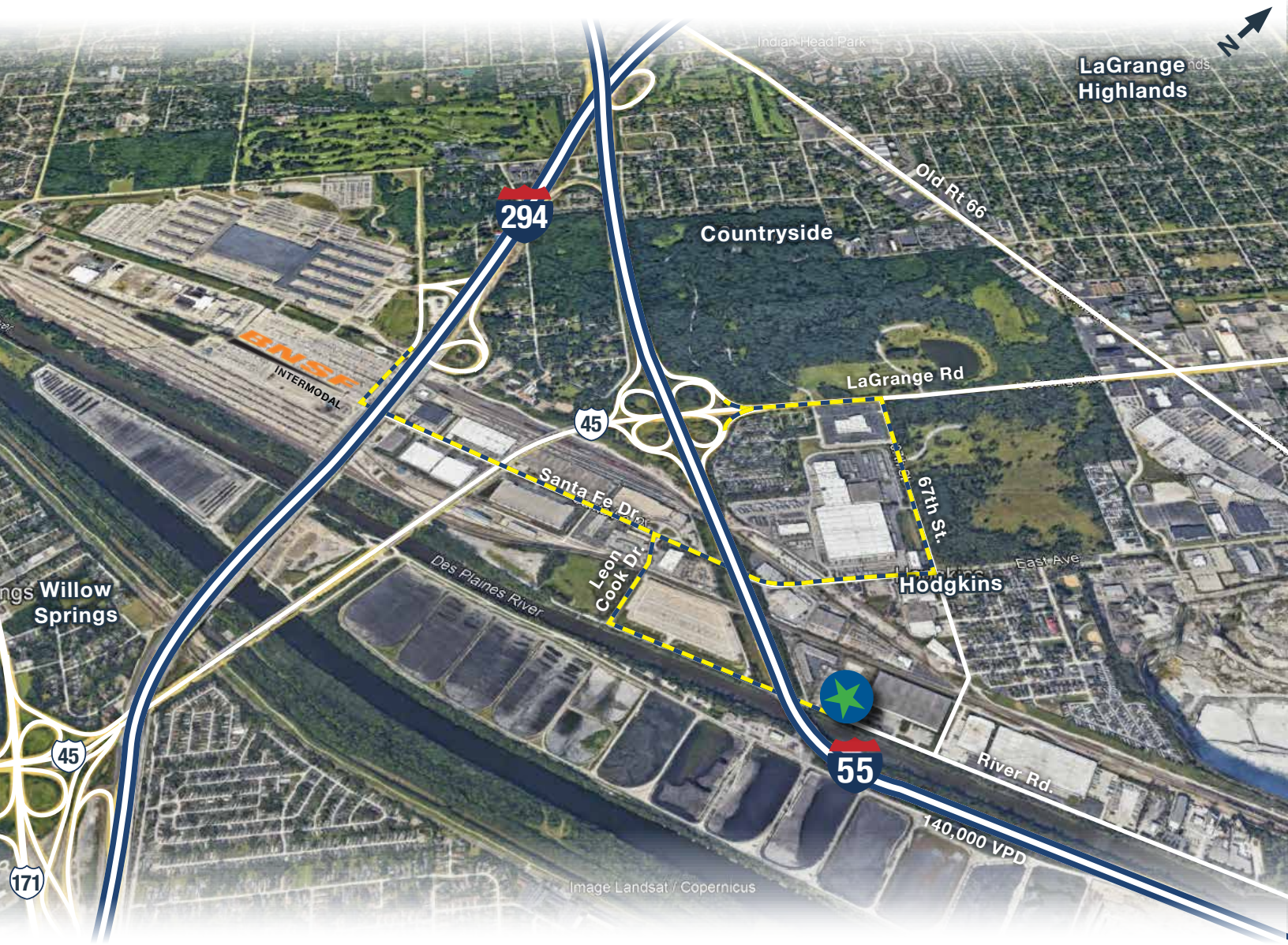


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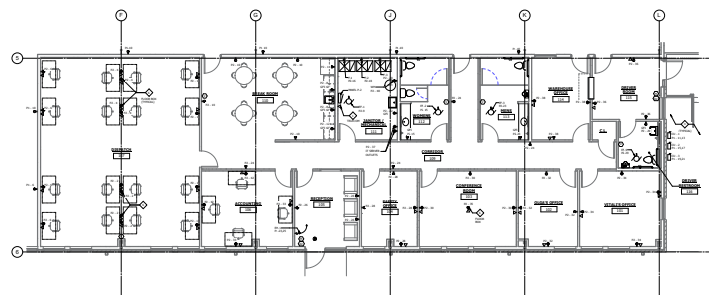
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OVERALL FLOOR PLAN



OFFICE FLOOR PLAN

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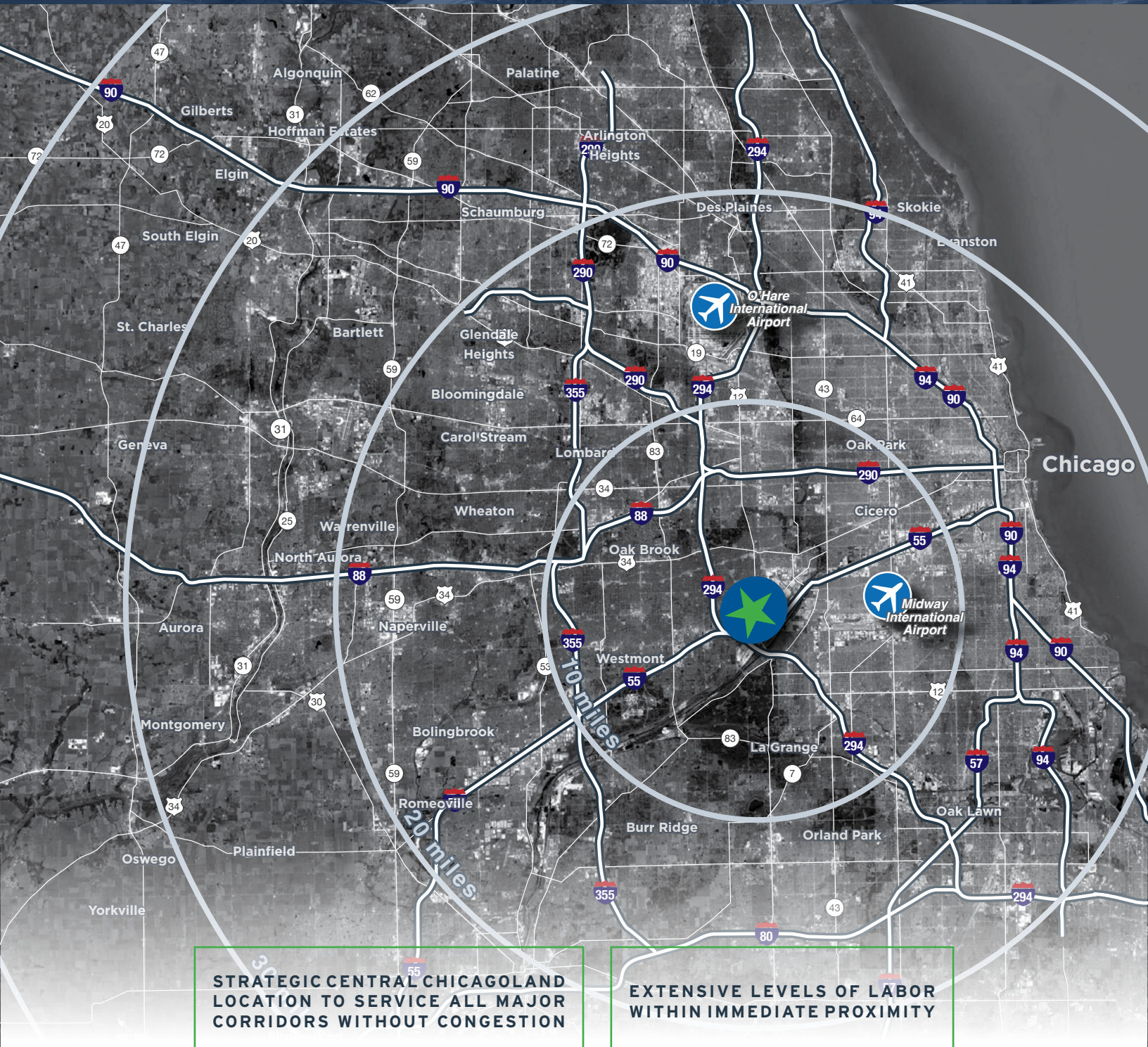
18 Docks / 44 Trailer Stalls / 6B Tax Reduction / 113' Clear Span areas
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FOR SALE OR LEASE - NEW PRICING!

18 Docks / 44 Trailer Stalls / 6B Tax Reduction / 113' Clear Span areas
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.15 MILES

TO MAJOR EXPRESSWAYS

23.5 MILES

TO O'HARE INT'L AIRPORT

8.9 MILES

TO MIDWAY INT'L AIRPORT

1.4+ MILLION

POPULATION WITHIN 10 MILES

80+ MILLION

POPULATION WITHIN 1 DAY DELIVERY AREA



31% OF LOCAL SKILLED LABOR HOLDS A COLLEGE DEGREE

5

MAJOR EXPRESSWAYS WITHIN 8 MILES

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