

\$3.00/sf NNN for first 6 mos | 5 yr min. term | Done in 2024



Industrial Space For Lease

Building Size	320,171 SF
Size Available	106,933 SF (Unit C)
Land Site	11.84 Acres
Office Size	5,400 SF
Clear Height	22'
Docks	12 exterior
Drive-in doors	2 DID
Car parking	200 cars (pro rata)
Trailer parking	22 trailer stalls (pro rata)
Power	2,400a@480v; 600a@120/240v
Zoning	M1
Sprinklers	ESFR
Real Estate Taxes	\$2.80/SF
OpEx:	\$1.30/SF
Asking Price:	Subject to Offer



Close proximity to Midway Airport



Immediate access to I-294 at Cicero Ave.



Proximity to restaurants and shopping



Access to sizable and skilled labor force

Owned and Managed by:



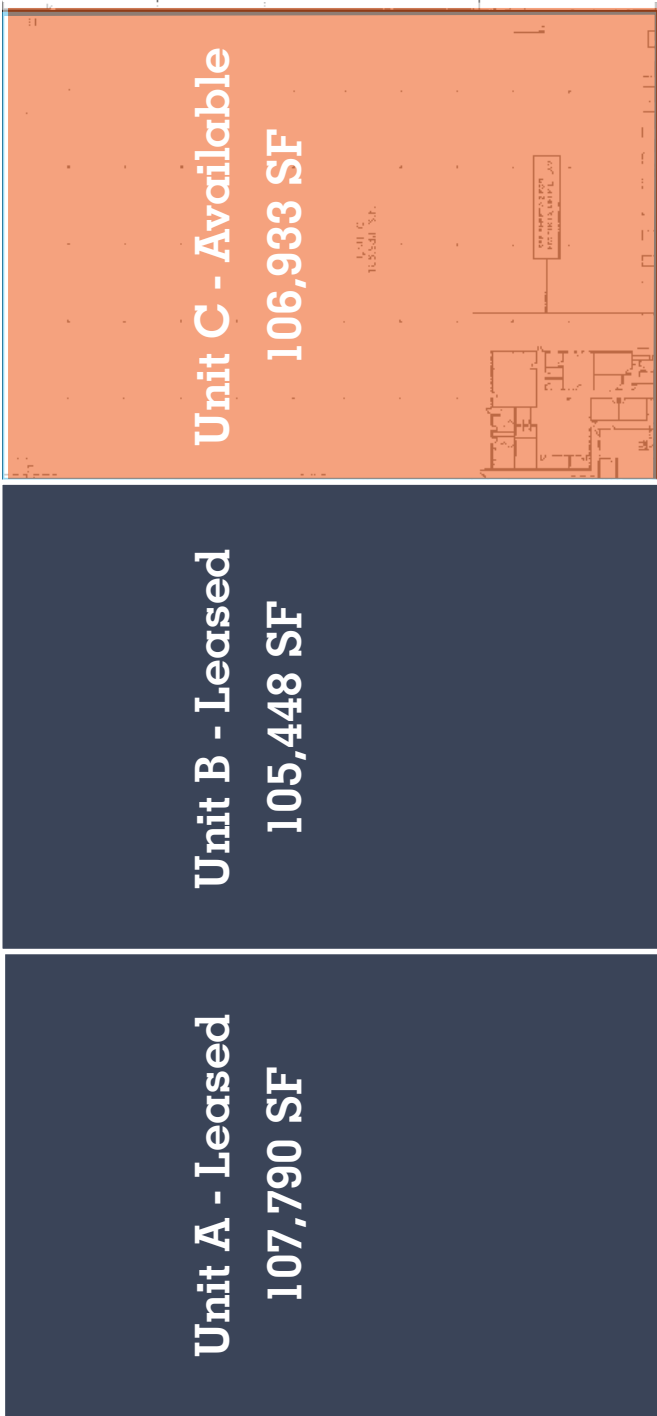
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Floor Plan



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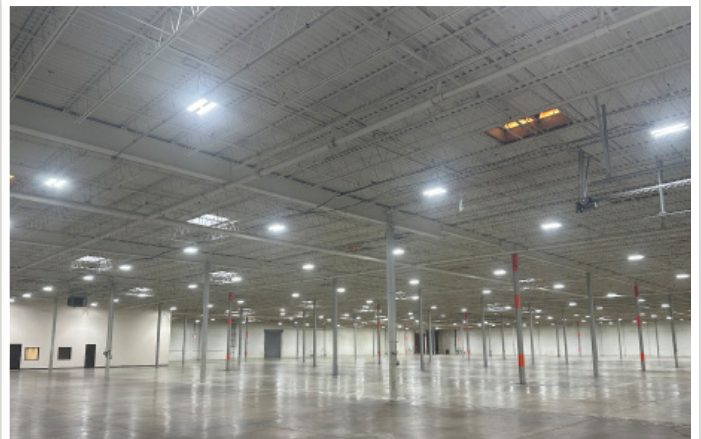
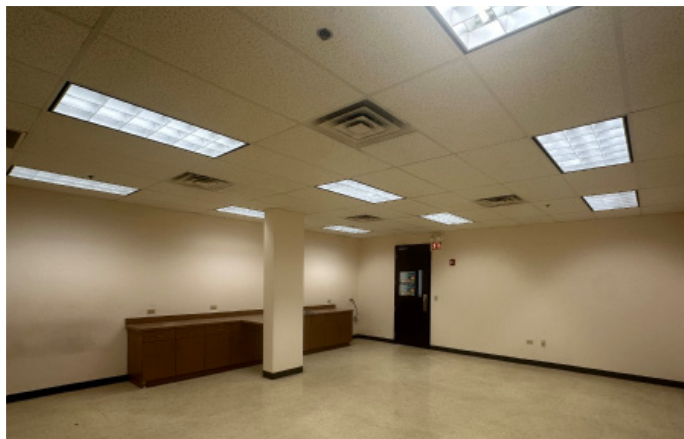
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Building Photos



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Aerial Photo



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