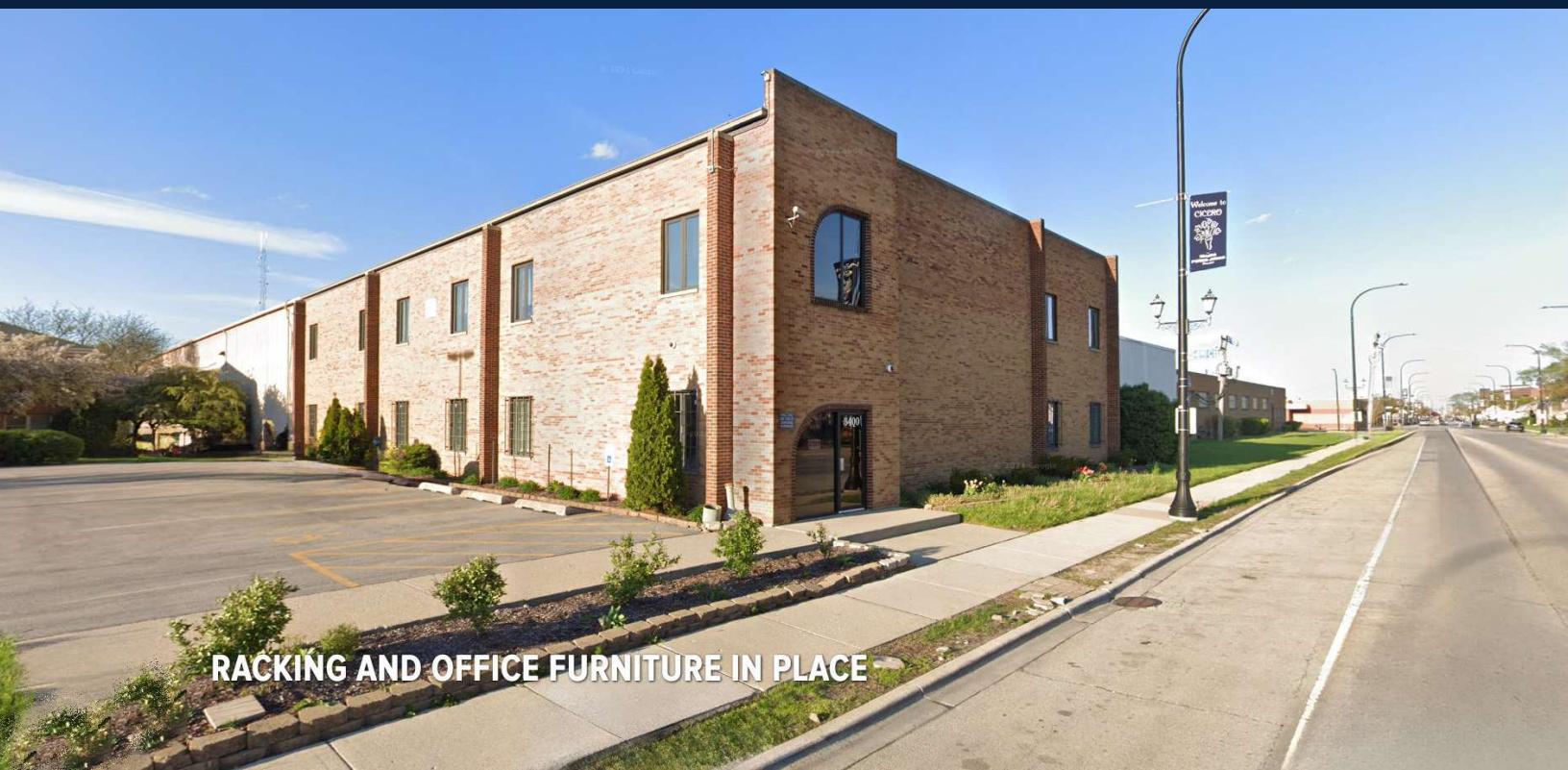


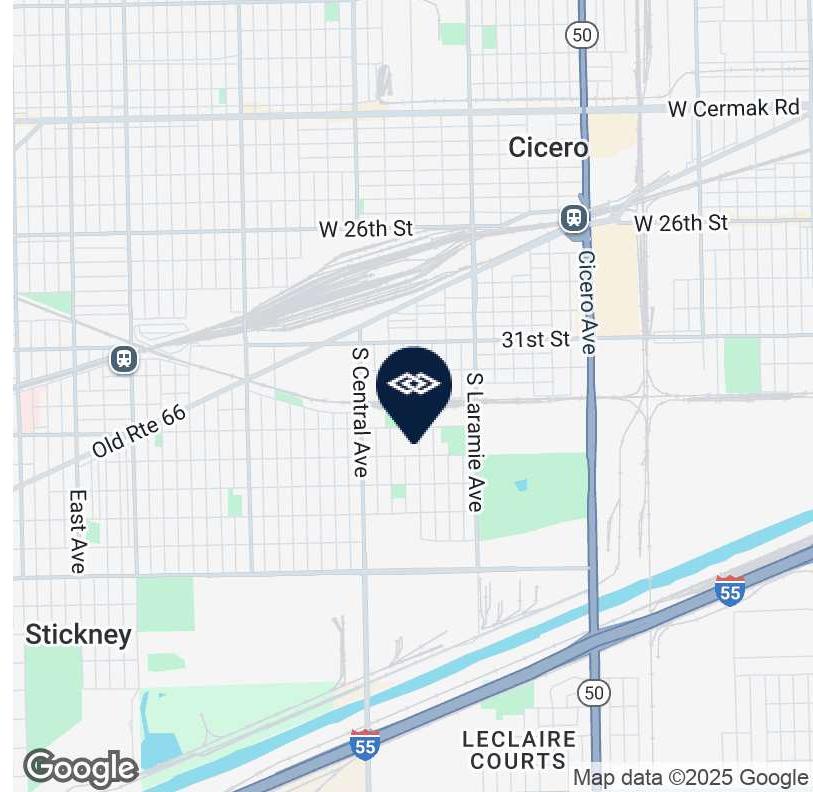
**FOOD GRADE BUILDING  
AVAILABLE FOR SALE & LEASE**  
5400 W 35TH ST, CICERO, IL 60804

 **DARWIN PW**  
R E A L T Y



#### OFFERING SUMMARY

<b>TOTAL BUILDING SF</b>	133,565 SF
<b>WAREHOUSE</b>	119,087 SF
<b>FIRST FLOOR OFFICE</b>	6,882 SF
<b>SECOND FLOOR OFFICE</b>	7,596 SF
<b>LOT SIZE</b>	10 Acres
<b>CEILING HEIGHT</b>	24' Clear
<b>LOADING</b>	2 Ext Docks   4 Int Docks   1 DID
<b>POWER</b>	2,800A@240V; Heavy Power
<b>UTILITIES</b>	Gas heating
<b>SPRINKLERS</b>	Yes
<b>PARKING</b>	40 Parking spots & Trailer Parking
<b>ZONING</b>	M-2, Cicero
<b>SALE PRICE</b>	Subject to Offer
<b>LEASE RATE</b>	Subject to Offer



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**MATT LEWANDOWSKI** | Principal | 630.993.3870 | [mlewandowski@darwinpw.com](mailto:mlewandowski@darwinpw.com)

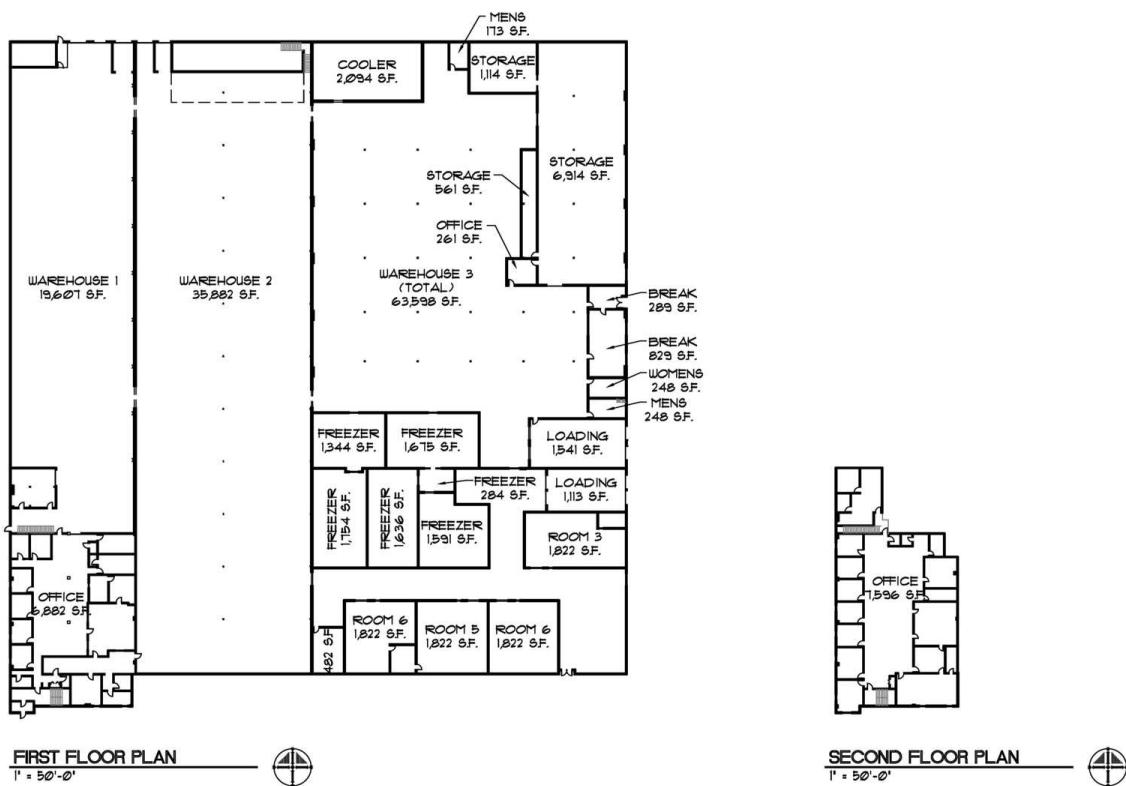
 **CORFAC**  
INTERNATIONAL

## FOOD GRADE BUILDING AVAILABLE FOR SALE & LEASE

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