

3.12 Acres Available

3510 S. Kedzie Avenue
Chicago, IL 60632



SPECIFICATIONS

SITE SIZE	3.12 Acres 135,907 SF
ZONING	M3-3 Heavy Industrial
PIN	16-35-400-19
IMPROVEMENTS	Gravel Yard - No Building
FRONTAGE	Direct I-55/Stevenson
RAIL	BNSF ROW (North Edge)
SALE PRICE	Subject to Offer

WHY 3510 S. KEDZIE AVENUE?

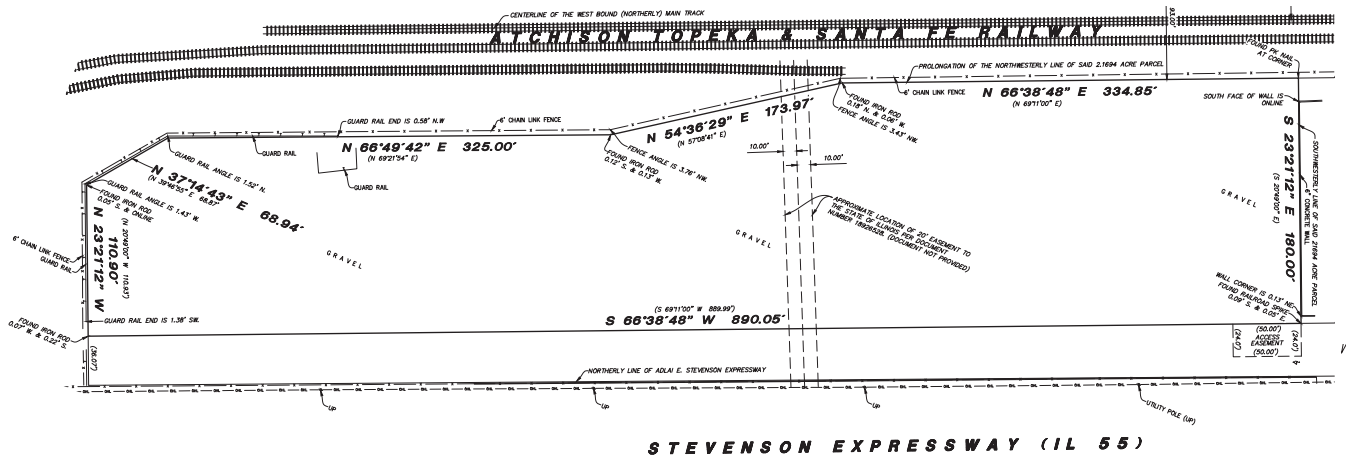
- ✓ Irreplaceable I-55 Frontage
- ✓ 170,000+ VPD
- ✓ Zoned M3-3 (Chicago's Most Flexible IOS Zone)
- ✓ < 5 minutes to BNSF Corwith Intermodal
- ✓ Shrinking Cook County IOS Supply
- ✓ Investor, Owner-User, or Land Bank Play

Contact

Matt Garland
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IOS TRUCK TERMINAL



M3-3 Zoning | Permitted Uses

- ✓ Outdoor Storage (Trucks, Trailers, Containers)
- ✓ Container Stacking & Intermodal Operations
- ✓ Truck Terminal/Cartage/Drayage Yards
- ✓ Equipment Rental & Construction Staging
- ✓ Recycling, Scrap, & Waste Transfer (By Right)
- ✓ Heavy Manufacturing, Fuel, & Chemical Storage



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