

Food Production / Refrigerated Warehouse



FOR SALE OR LEASE

84,461 SF ON 2.93 AC

7424 South Lockwood Avenue
Bedford Park, IL



BINSWANGER
Established 1931



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EXECUTIVE SUMMARY

Binswanger is pleased to present the opportunity to acquire a vacant **food production/warehouse** facility located at 7424 South Lockwood Avenue, Bedford Park, IL, just minutes from Midway Airport.

Property Highlights:

- 84,461 SF situated on 2.93 acres
- 14,880 SF of Cooler/Refrigeration; temperature range from 32° - 45°
- Floor drainage
- Temperature controlled
- 10 minutes from Midway Airport
- +/- 4.7 miles to full interchange at I-55 and +/- 4.6 miles to full interchange at I-294
- Bedford Park is located in an Enterprise Zone; Opportunity for Cook County 6b Tax Incentive available
- Ideal location for food production, manufacturing, and warehousing with a large nearby workforce
- Close proximity (1.7 miles) to CSX Intermodal (Belt Railway of Chicago), which is the largest intermediate switching terminal railroad in the U.S
- Neighborhood includes amenities from numerous retailers, food operations, and Midway Airport
- Former Use: Production and packaging of gelatins, puddings, and flan desserts

Demographics based on a 5 mile radius



537,902

Population



\$60,829

Median HH
Income



162,330

Labor Force



32.3%

Blue Collar



AREA MAP

CHICAGO O'HARE INTERNATIONAL AIRPORT

CHICAGO MIDWAY INTERNATIONAL AIRPORT

CSX INTERMODAL FACILITY

7424 SOUTH LOCKWOOD AVENUE



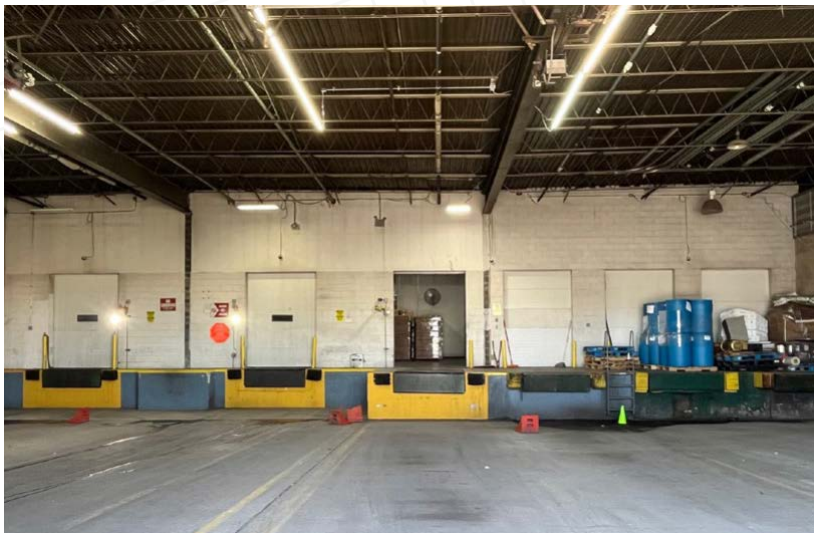
PROPERTY DETAILS

PROPERTY DETAILS

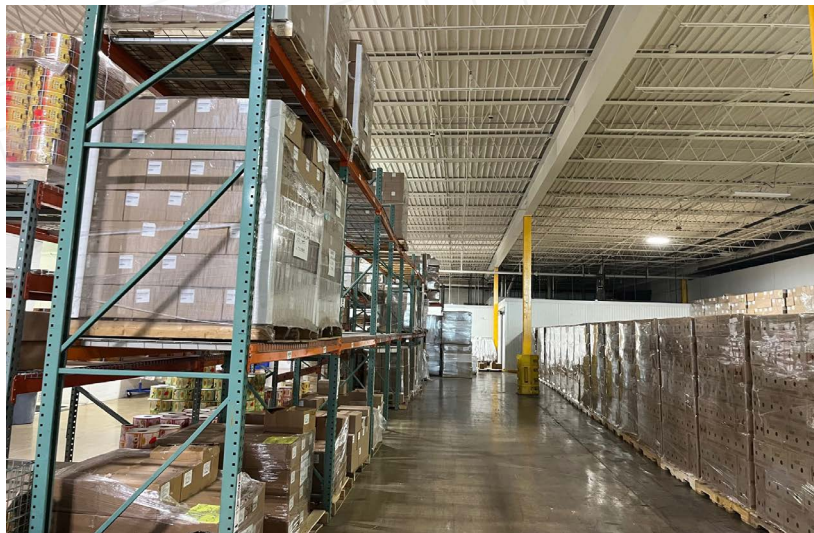
- **Building Size:** 84,461 SF
- **Office Space:** +/- 9,000 SF
- **Cooler/Refrigerator:** 14,880 SF
 - Temp Range: 32° - 45°
- **Lot Size:** 2.93 AC
- **Construction:**
 - Floors: 6" reinforced concrete
 - Walls: Concrete/Cylinder Blocks
 - Roof: Asphalt Built-up System
- **Ceiling Heights:** 18'
- **Column Spacing:** 28' x 44'
- **Loading Docks:** 6" interior docks w/levelers
- **Lighting:** T8 and LED
- **Power:** 3000A / 277-480V, 3 Phase; Supplied by ComEd
- **HVAC:** Fully Temperature controlled; R-448A/R-449A/R-507 system
- **Heating:** Steam boiler
- **Water:** 10" main, infeed; Supplied by Village of Bedford Park
- **Sewer:** 6" main, Supplied by Metropolitan Water Reclamation
- **Gas:** Natural gas; Supplied by Nicor
- **Compressed Air:** 2 (Sullair) systems
- **Fire Protection:** Wet System
- **Parking:** 80 surface spaces
- **Zoning:** L1 - Light Manufacturing
- **Security:** Imperial
- **PID #:** 18-28-102-008-0000
- **Taxes (2023):** \$297,226.24 (\$3.53/SF)
- **Miscellaneous:** Floor drains, food-grade certified, cafeteria/breakroom, security (cameras, alarms, fobs)



INTERIOR PHOTOS



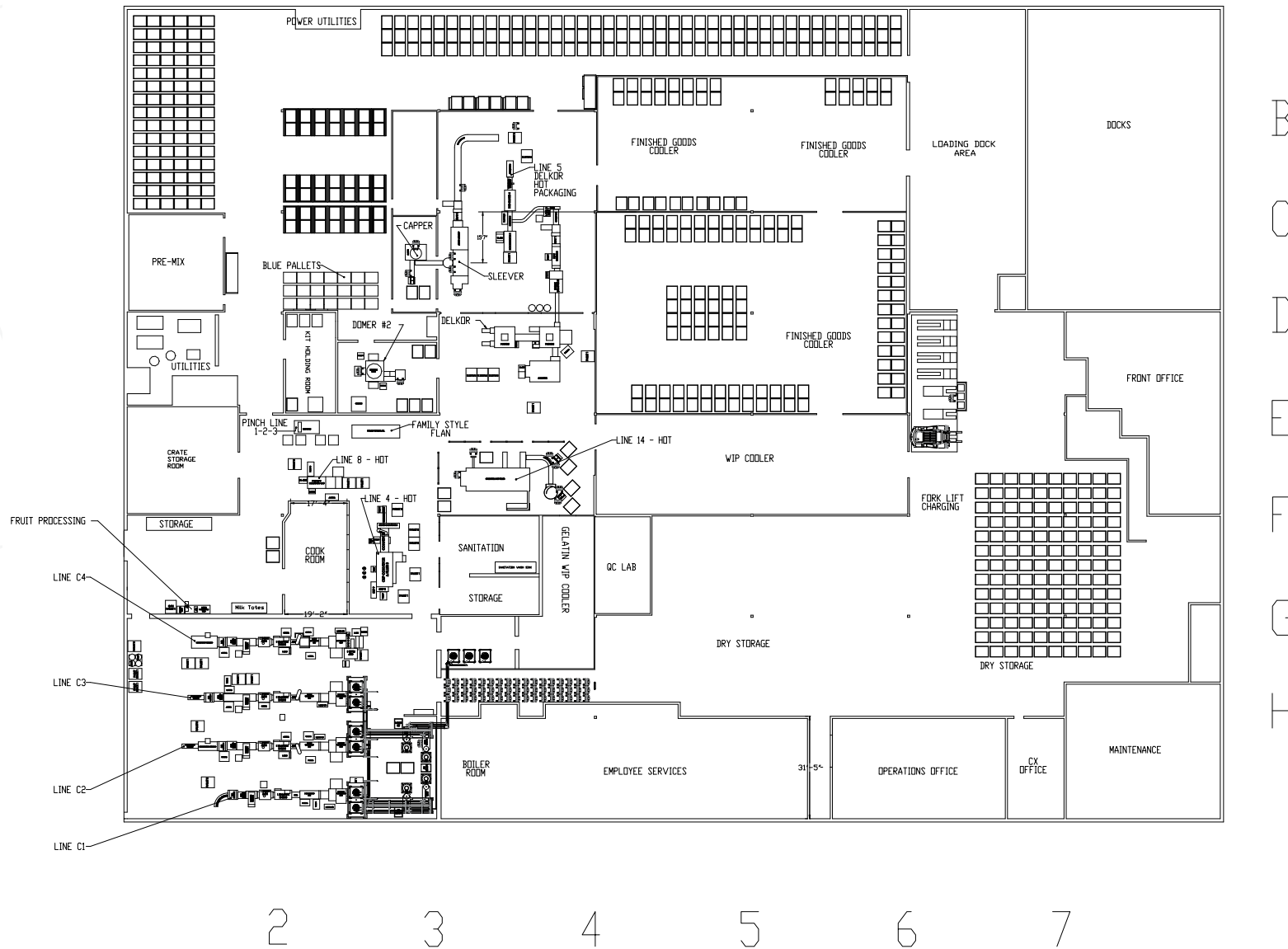
INTERIOR PHOTOS



EXTERIOR PHOTOS



FLOOR PLAN



REGIONAL OVERVIEW



Bedford Park is a village located in Cook County, Illinois, and is an industrial suburb of Chicago. The small residential community is home to approximately 602 residents with vast amounts of heavy industry sprawling to the east and west.

This prime location offers an advantageous mix of manufacturing infrastructure and logistical accessibility. Positioned within close reach of major highways and the vibrant commercial environment of the Bedford Park Industrial Center, the area presents an attractive opportunity for industrial and manufacturing investors seeking to establish or expand their operations. The property's strategic location and proximity to essential amenities position it as a compelling investment for astute industrial real estate professionals.

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