

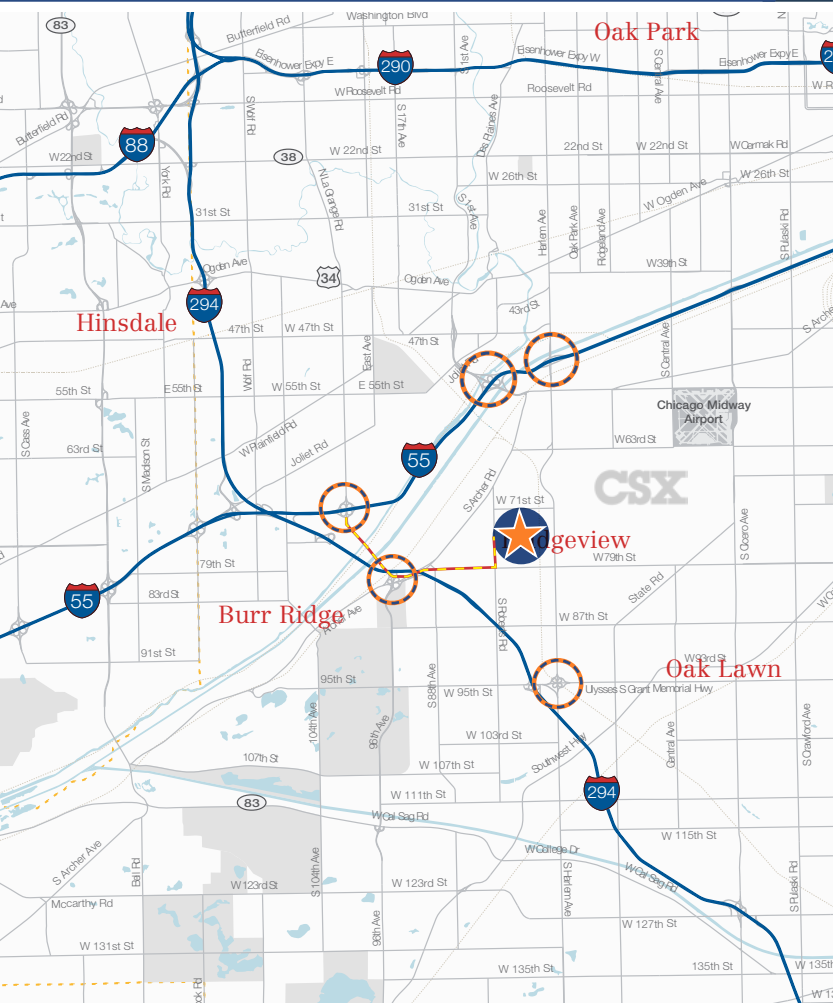
7723 S. 78TH AVENUE BRIDGEVIEW, IL 60445

FOR SALE OR LEASE

LOCATION HIGHLIGHTS:

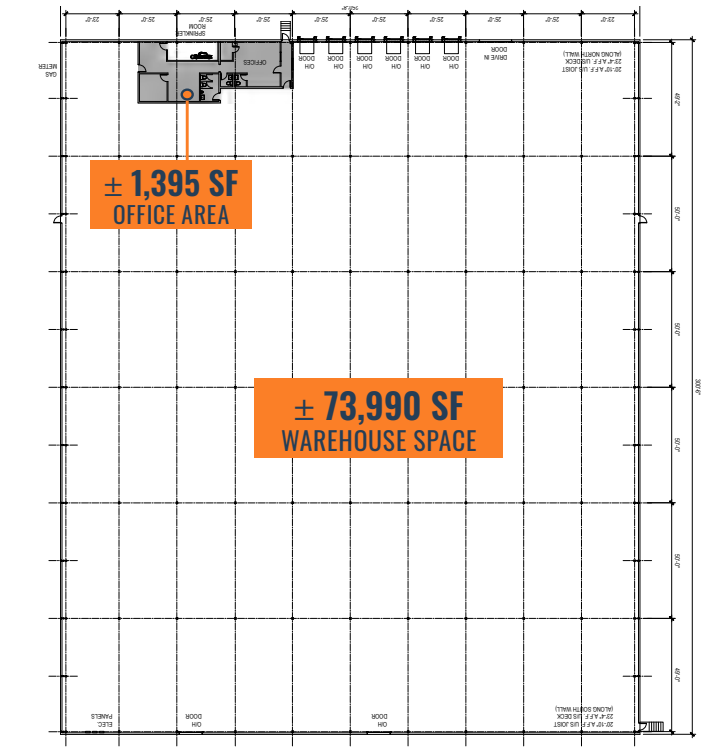
- Located within the TradeLane Bridgeview Distribution Center
- Immediate access to I-294, I-55, Harlem Avenue, & Archer Avenue
- Minutes to I-55 via LaGrange Road (Rte 45) full interchange and via the Archer Avenue (IL-171) full interchange
- 7 miles to Midway International Airport
- 16 Miles to Chicago Loop
- Good proximity to ample skilled labor

75,385 SF AVAILABLE



SPACE FEATURES

- Building Size: 75,385 SF
- Available SF: 75,385 SF
- Site Size: 3.8 AC
- Office Area: 1,395 SF
- Clear Height: 21' - 26'
- Rail Service: IHB Spur (inactive)
- Loading Docks: 6 Ext
- Drive-in Doors: 1
- Car Parking: Expandable to 15
- Trailer Parking: Yes
- Lighting: LED
- Fire Protection: Wet System
- Power Service: 800A @ 277/480V
- Column Spacing: 50' x 26'
- Zoning: I-2
- Real Estate Taxes: \$2.58 PSF
- Operating Expenses:
 - CAM: \$0.19 PSF
 - Insurance: \$0.16 PSF
 - Mgmt Fee: 3% of Effective Gross Revenue



CONTACT

ALEX SUTTERER

Executive Vice President
+1 630 693 0644
asutterer@hiffman.com

PACKY DOYLE

Executive Vice President
+1 630 691 0601
pdoyle@hiffman.com