

AVAILABLE FOR LEASE

3600 RIVER ROAD

FRANKLIN PARK, IL 60131



BUILDING SPECIFICATIONS:

AVAILABLE:	99,682 SF
OFFICE:	To suit
SITE SIZE:	10.70 acres
CLEAR HEIGHT:	36'
LOADING:	› 22 exterior docks › 2 drive-in doors
POWER:	2500 amps @ 480 volts
TRAILER PARKING:	24 stalls
CAR PARKING:	108 spaces
LEASE RATE:	Subject to Offer

HIGHLIGHTS:

- New O'Hare industrial spec building
- Potential freezer / cooler building
- **Cook County Class 6B resolution has been approved**
- Construction starting in Spring 2024
- Less than 2 miles to O'Hare International Airport
- Trailer parking on site
- 1.25 miles from Canadian Pacific Rail Yard
- Minutes from I-294 interchange

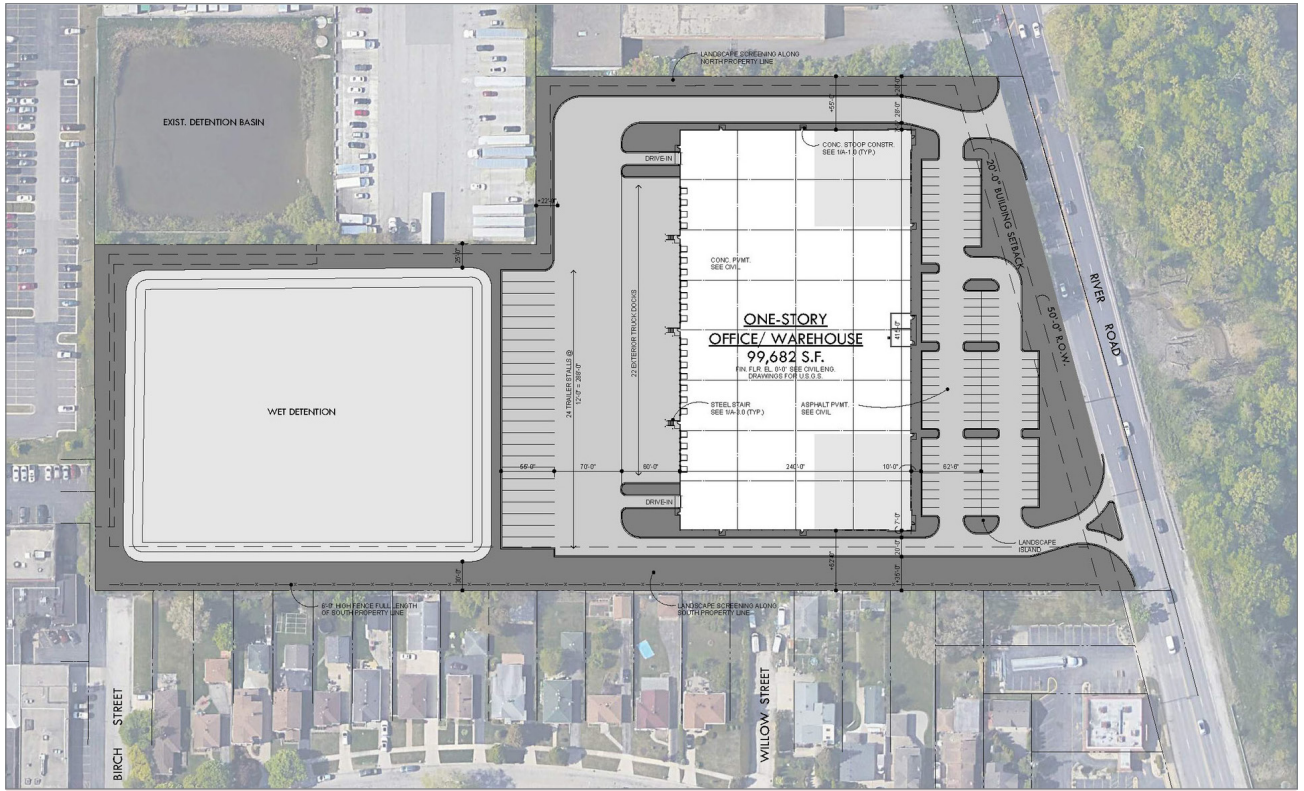
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