



# For sublease

## Class A Warehouse Space

9500 W. 55<sup>th</sup> Street  
McCook, IL 60525

55,546 SF Available

JONES LANG LASALLE MIDWEST, LLC

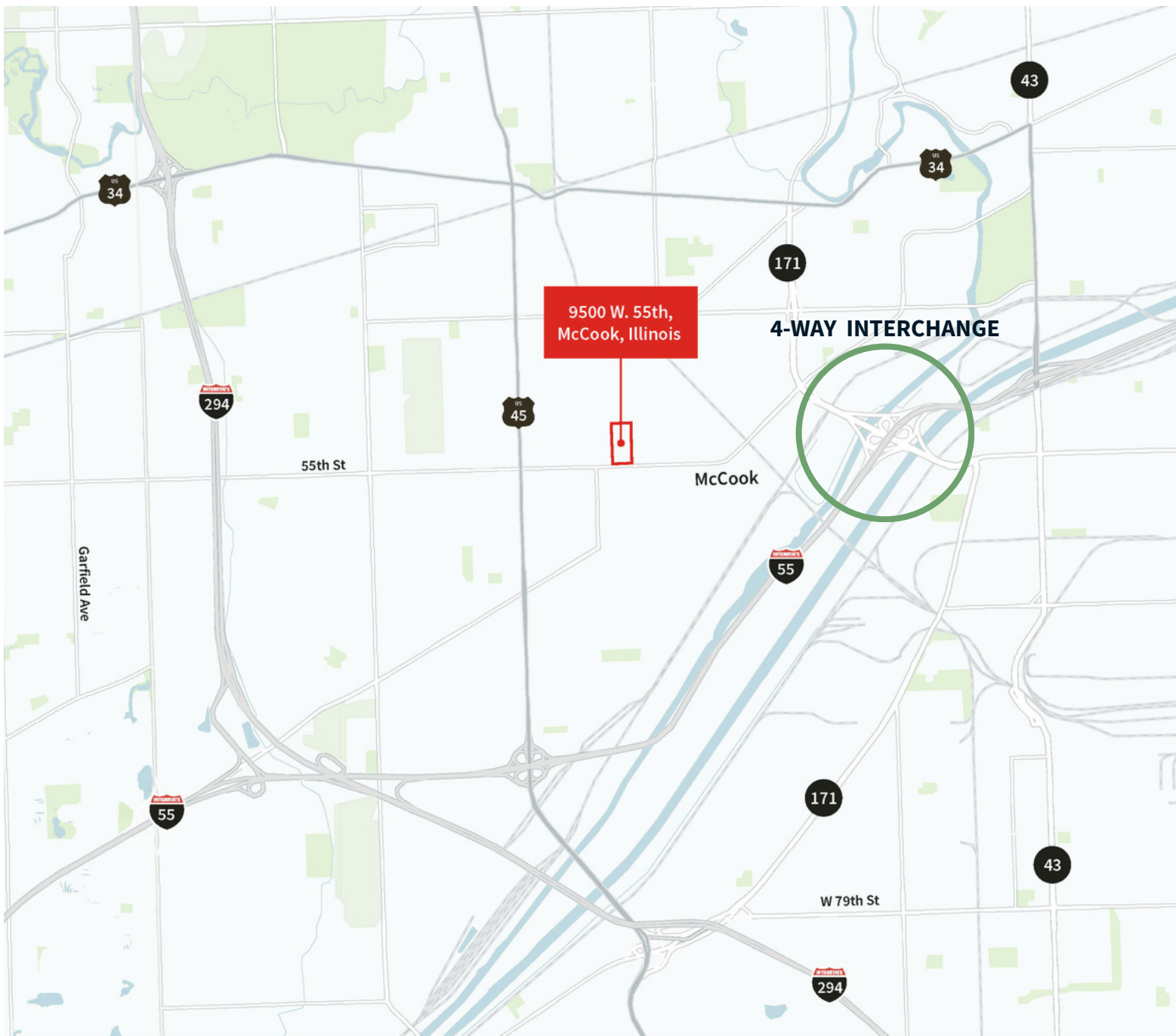
## Space Details

**9500 W. 55<sup>th</sup> Street (55th St @ East Ave)  
McCook, IL 60525**

- RBA 201,550 sqft
- Available 55,546 sqft - Unit B
- Adjoining unit of 104,110 sf is available making for a potential total size of 159,656 sf
- Sublease: March 1, 2027 - June 30, 2030
- Class 6b real estate tax designation
- Office: +/-2,000 sqft
- Clear Height: 28'
- Docks: 8 exterior with dock locks & lights
- Drive-in doors: 1
- Power: 2000a, 480v
- Sprinkler System: ESFR
- Column Spacing: 48' x 40'
- Car parking: 25 non-exclusive spaces
- Asking Sublease Rate: Contact brokers for additional information



# Property Location | Expressway Access



## Expressway | Alternate Routes

### I-55 (Stevenson Expressway)

1.5 miles via 4-way interchange at First Avenue (Route 171)

### US-45 / US-12 / US-20 (LaGrange Road)

1.5 miles

### Route 34 (Ogden Avenue)

2.4 miles

### Harlem Avenue (Route 43)

2.7 miles

### I-294 (Tri-State Tollway)

3.5 miles via Wolf Road/ I-55

The site plan illustrates the layout of 9500 West 55th Street, a 201,550 SQ. FT. property. The building is divided into three main sections: Unit A (104,110 SQ. FT.), Unit B (55,546 SF), and Unit C (41,894 SQ. FT.). Unit A is labeled '104,110 SF ADDITIONAL SPACE AVAILABLE' and Unit B is labeled 'SUBLEASE SPACE 55,546 SF'. The plan also shows various parking areas, including (81) CAR PARKING STALLS, (47) CAR PARKING STALLS, (6) EXTERIOR DOCKS, (12) CAR PARKING STALLS, and (6) EXTERIOR DOCKS. A 'RESERVED AREA 12,500 SQ. FT.' is located to the left of the building. The property is bounded by 55th Street to the north, North/South Access Road to the south, and Sergio Drive to the east. A 'PUMP ELEC' area is located near the bottom center of the building. Dimensions for various sections and setbacks are provided throughout the plan.

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