

CLASS 6B ELIGIBLE!



**±51,180 SF
FOR SALE
OR LEASE**

5700 McDermott Drive
Berkeley, Cook County, Illinois 60163

One Oakbrook Terrace
Suite 400
Oakbrook Terrace, Illinois 60181
+1 630 932 1234

hiffman.com

PROPERTY HIGHLIGHTS

- Multi-building property including two recently built storage buildings with overhead doors
- Recently updated 2-story office space
- Newly added solar panels on main building roof
- Eligible for Class 6B Tax Incentive
- Centralized location with excellent access to I-294 and I-290
- Strong labor pool - near public transportation
- Proximity to the Union Pacific Global II Intermodal Terminal



±51,180 SF AVAILABLE
FOR SALE OR LEASE



4 INTERIOR DOCKS
3 DRIVE-IN DOORS



±11,590 SF 2-STORY OFFICE
(±5,795 SF EACH FLOOR)



15 FOOT 5 INCH
CLEAR HEIGHT

Contact

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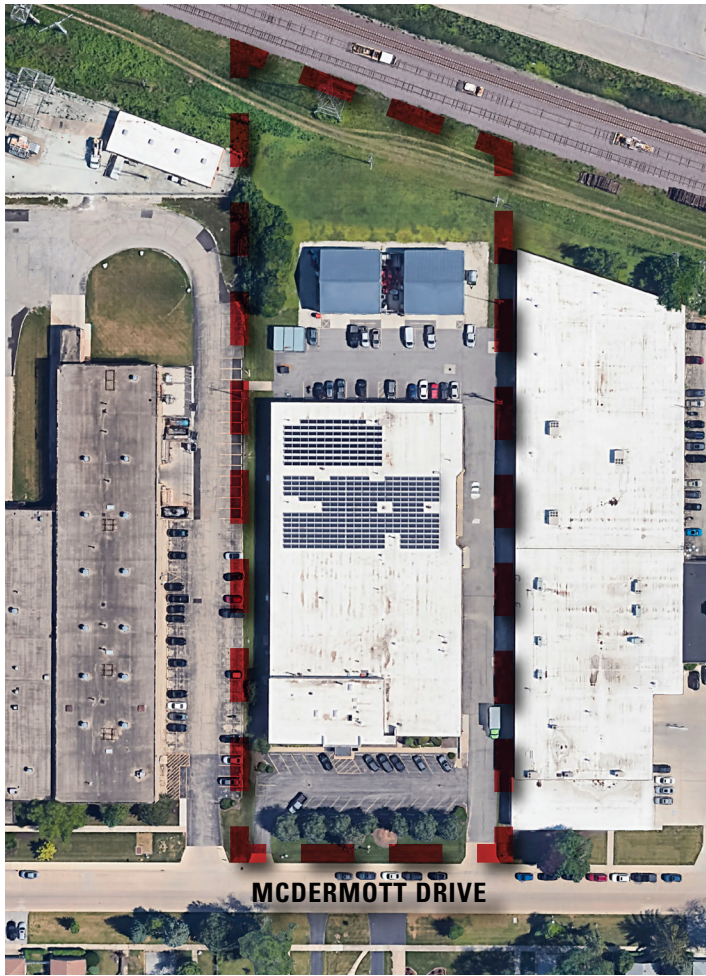


20 MINUTES TO O'HARE
25 MINUTES TO MIDWAY



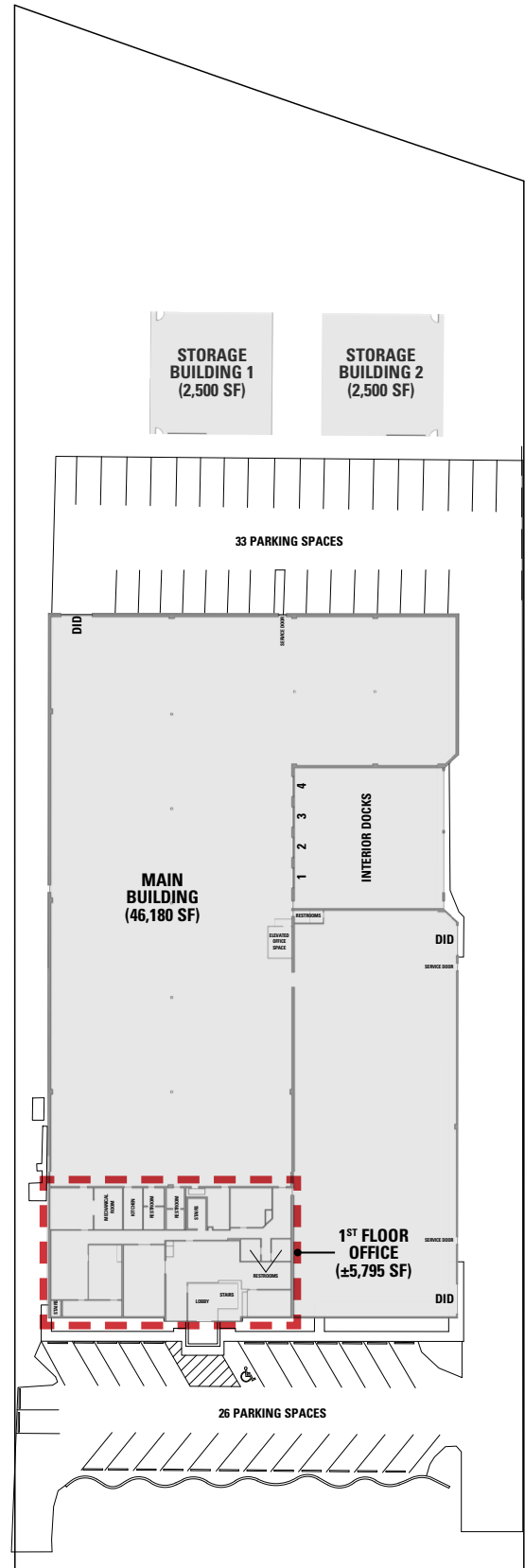
MINUTES FROM I-290
& ST. CHARLES ROAD

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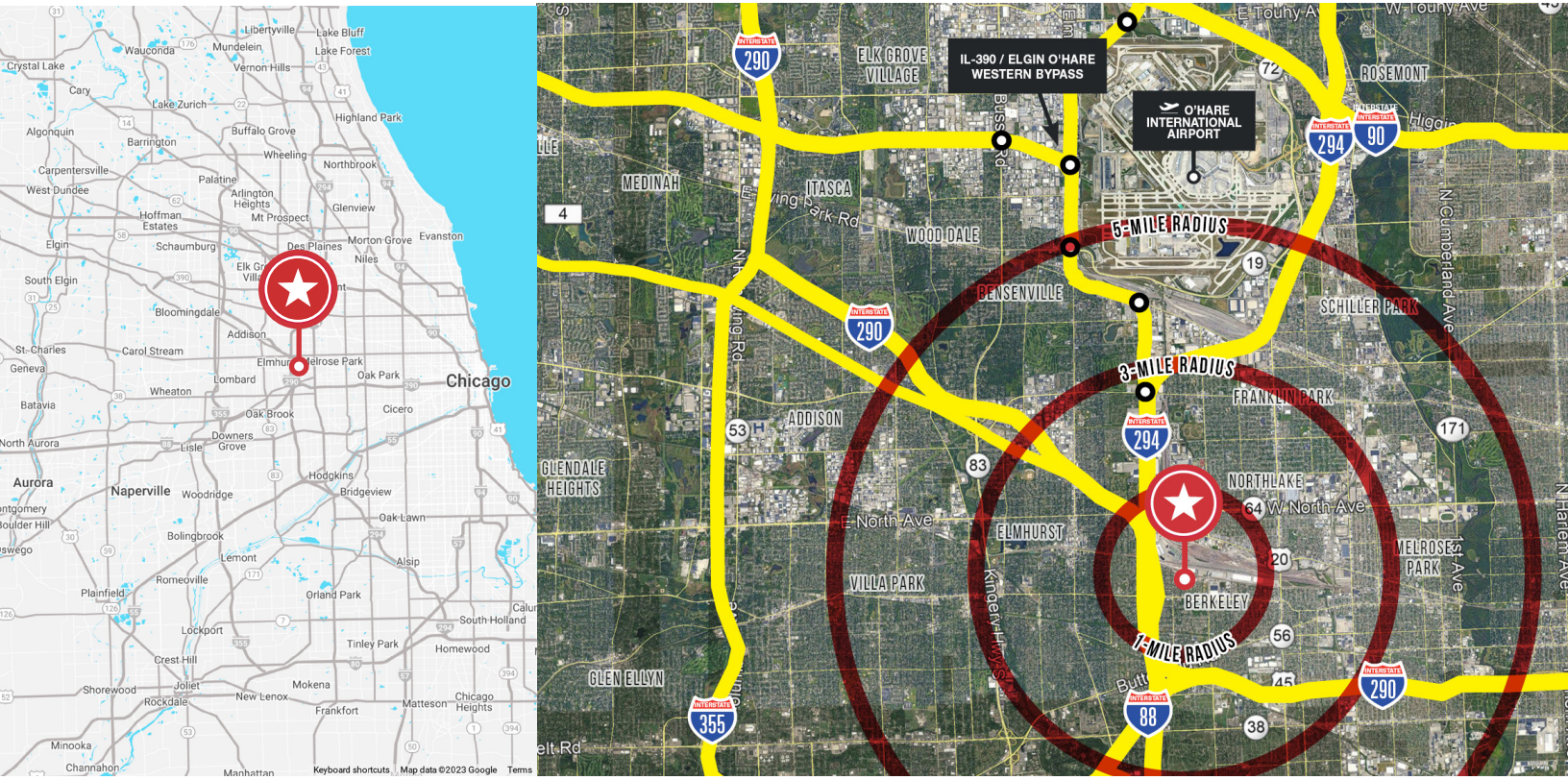


PROPERTY SPECIFICATIONS

- $\pm 51,180$ SF Total (3 Buildings)
 - $\pm 46,180$ SF - Main Building
 - $\pm 2,500$ SF - Storage Building 1
 - $\pm 2,500$ SF - Storage Building 2
- $\pm 11,590$ SF 2-Story Office
 - $\pm 5,795$ SF - First Floor
 - $\pm 5,795$ SF - Second Floor
- ± 2.82 AC Site
- 15'-5" Clear Height
- 59 Car Parking Spaces
- 4 Interior Dock Doors
- 3 Drive-in Doors
- 800 Amps power
- 342 Solar Panels (Main Building Roof)







LOCATION ADVANTAGES

5700 McDermott Drive offers exceptional access to the region's vast transportation infrastructure, abundant skilled area labor, and proximity to numerous retail amenities including restaurants, lodging, gas stations, shopping centers, sports and entertainment venues.

- ±1.3 Miles / 4 Minutes to I-294
- ±1.3 Miles / 4 Minutes to I-290
- ±12 Miles / 20 Minutes to O'Hare Airport
- ±14 Miles / 25 Minutes to Midway Airport
- ±16.3 Miles / 30 Minutes to Chicago

DEMOGRAPHICS: BASED ON A 5-MILE RADIUS



307,611
TOTAL POPULATION



30%
BACHELOR'S DEGREE+



\$100,117
AVG. HOUSEHOLD INCOME



165,667
LABOR FORCE



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