

RARE FACILITY NOW AVAILABLE!

18 Docks / 44 Trailer Stalls / 6B Tax Reduction

6800 S River Rd, Hodgkins IL



140,000 VPD



32,596 SF

AVAILABLE SPACE

+/- 3.1 ACRES

(EXPANDABLE TO +/- 4.6 AC)

LAND SITE

PROPERTY HIGHLIGHTS

- I-55 Frontage/Signage/Exposure with 140,000 vehicles per day
- Immediate proximity to BNSF Intermodal
- 6B Tax reduction in place
- Rare ratio of 18 exterior docks with oversized doors
- Full Concrete truck court, drive aisles & trailer stalls
- LED lighting throughout warehouse on motion sensors
- New Construction
- Existing exhaust fans in place
- Immediate access to all major expressways (I-294, I-55, etc)

MICHAEL HAWRYLUK

Managing Broker

847.736.3040 | mhawryluk@icgchicago.com

ROBERT J RUSSELL JR.

Senior Vice President

708.906.2835 | rrussell@icgchicago.com

ICG Chicago | 2000 W. ATT Center Dr Suite East C201 | Hoffman Estates, IL 60192 | 847.619.4000 | ICGCRE.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

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BUILDING SPECS

Available:	32,596 sf	Year Built:	2023
Land Site Size:	+/-3.1 acres (exp. to +/-4.6 ac)	Construction:	Brick/block façade and office area, insulated metal panel warehouse with new energy efficient metal roof system
Car Parking:	43 spaces (Expandable)	Sprinklers:	Full wet system
Trailer Parking:	44 dedicated stalls (Expandable)	Power:	400 amps, 277/480 volts
Truck level docks:	18 exterior with 10'x10' oversized doors and levelers	Pricing:	Subject to Proposal (Sale or Lease)
Office:	+/-4,200 sf	Available:	Immediately
Ceiling Clearance	19'8 to 22'	Property Taxes:	\$61,327.24 (2023 payable in 2024)
Drive in door:	14' x 16' (Expandable)		



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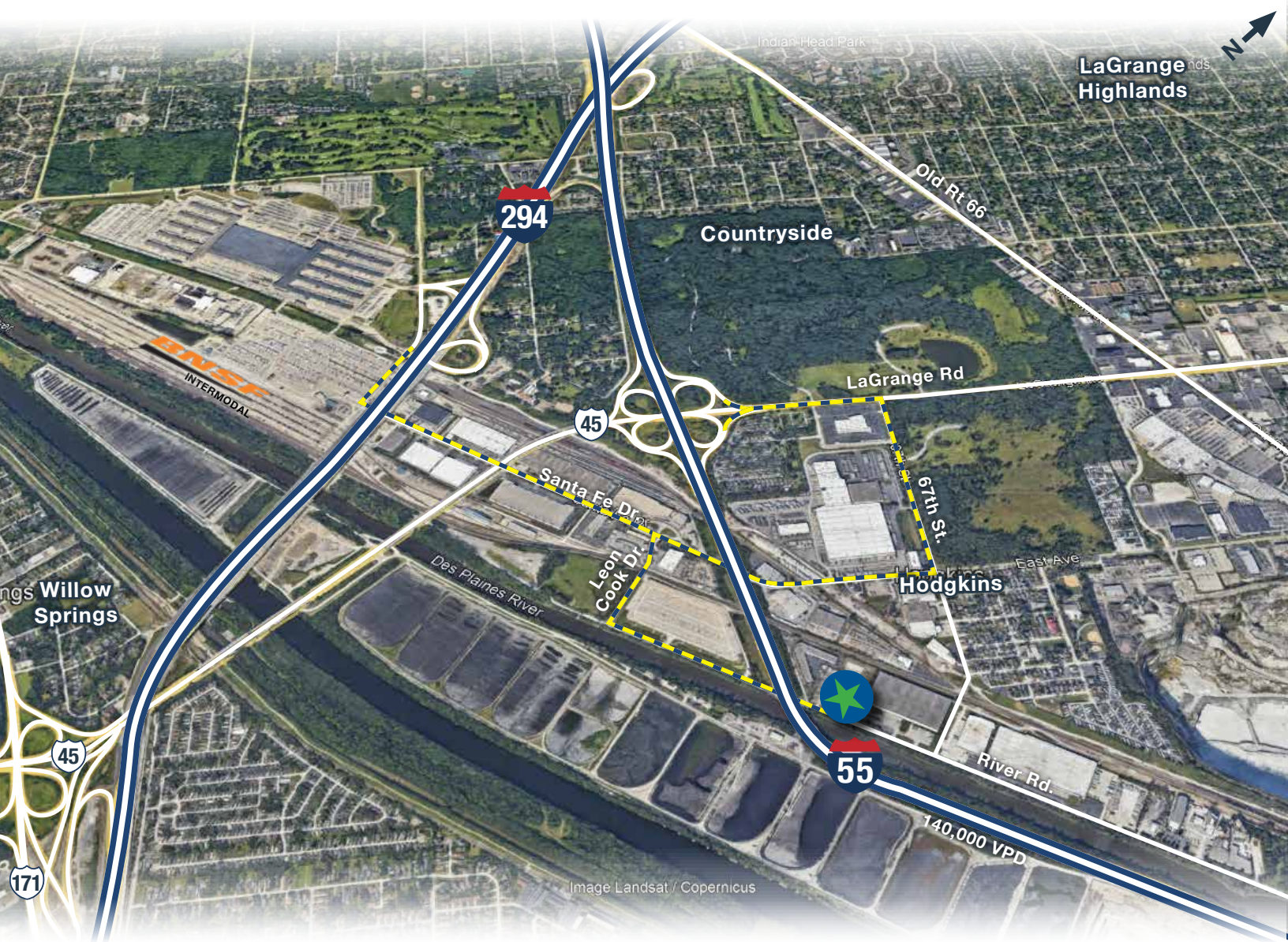
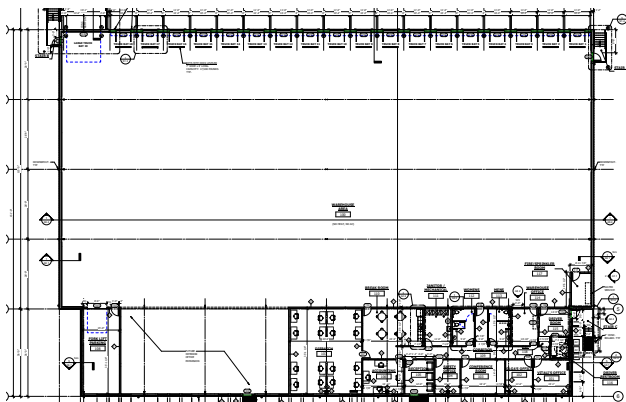
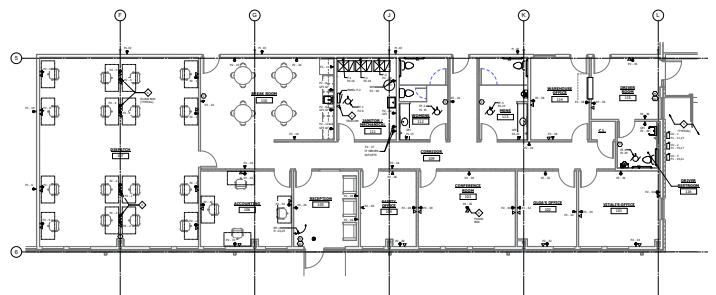


Image Landsat / Copernicus



OVERALL FLOOR PLAN



OFFICE FLOOR PLAN

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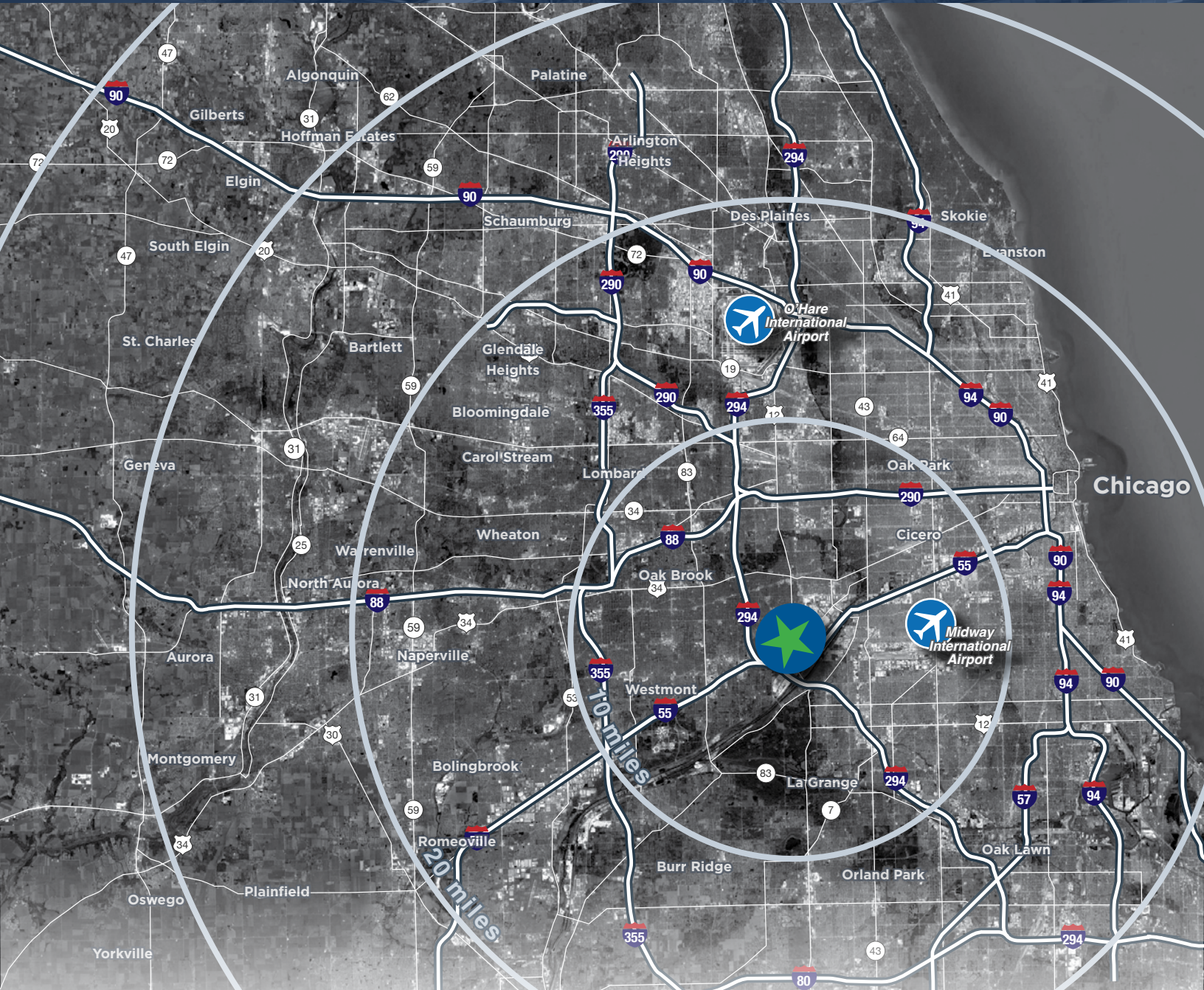


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STRATEGIC CENTRAL CHICAGOLAND LOCATION TO SERVICE ALL MAJOR CORRIDORS WITHOUT CONGESTION

EXTENSIVE LEVELS OF LABOR WITHIN IMMEDIATE PROXIMITY

.15 MILES
TO MAJOR EXPRESSWAYS

23.5 MILES
TO O'HARE INT'L AIRPORT

8.9 MILES
TO MIDWAY INT'L AIRPORT

1.4+ MILLION
POPULATION WITHIN 10 MILES

80+ MILLION
POPULATION WITHIN 1 DAY DELIVERY AREA


31% OF LOCAL SKILLED LABOR HOLDS A COLLEGE DEGREE

5
MAJOR EXPRESSWAYS WITHIN 8 MILES

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