

Equipment Yard For Sale/Lease 6.37 Acres & 32 Acres

Rail and Barge
Served

Full 4-Way Interchange

130th Ave

Stony Island Ave

12950 S. Stony Island Avenue &
12901 S. Stony Island Avenue
Chicago, Illinois 60633

12950 S. STONY ISLAND AVENUE
6.37 ACRES FOR SALE: \$3,400,000
FOR LEASE: STO

OPTION 1

TRAILER PARKING 168 stalls

OPTION 2

BUILDING AREA 11,000 SF

CAR PARKING 9 stalls

TRAILER PARKING 108 stalls

OPTION 3

VAN PARKING 332 stalls

12901 STONY ISLAND AVENUE
32 ACRES FOR SALE: \$18,000,000
FOR LEASE: STO

OPTION A

LOT A - TRAILER PARKING 303 stalls at 12' per stall

LOT B - BULK STORAGE 7 existing barge positions
Rail access

OPTION B

LOT A - 5 BAY MAIN. BLDG. & SALES OFFICE 132 stalls at 12' per stall

LOT B - 6 BAY MAIN. BLDG. 62 stalls at 12' per stall

LOT C - 37K SF WAREHOUSE 207 stalls at 12' per stall

Contact

Adam Stokes

+1 312 498 7400

astokes@hiffman.com

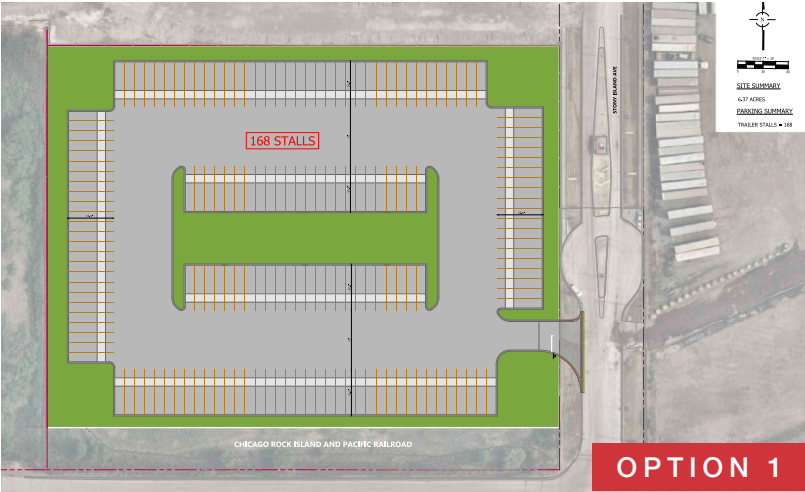
One Oakbrook Terrace
Suite 400
Oakbrook Terrace, Illinois 60181
+1 630 932 1234

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

hiffman.com

OPTION 1

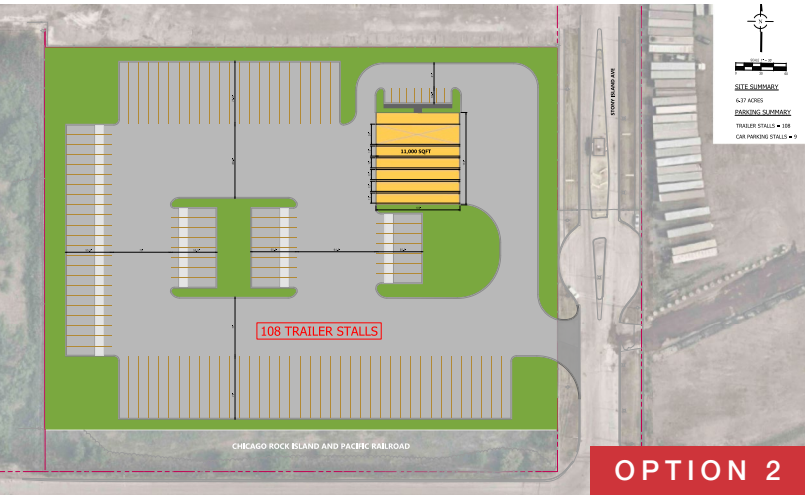
TRAILER PARKING	168 stalls
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OPTION 1

OPTION 2

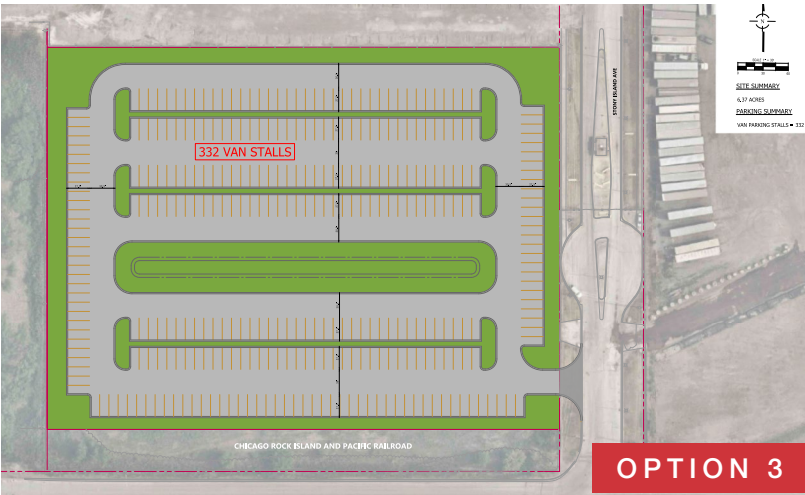
BUILDING AREA	11,000 SF
CAR PARKING	9 stalls
TRAILER PARKING	108 stalls



OPTION 2

OPTION 3

VAN PARKING	332 stalls
-------------	------------



OPTION 3

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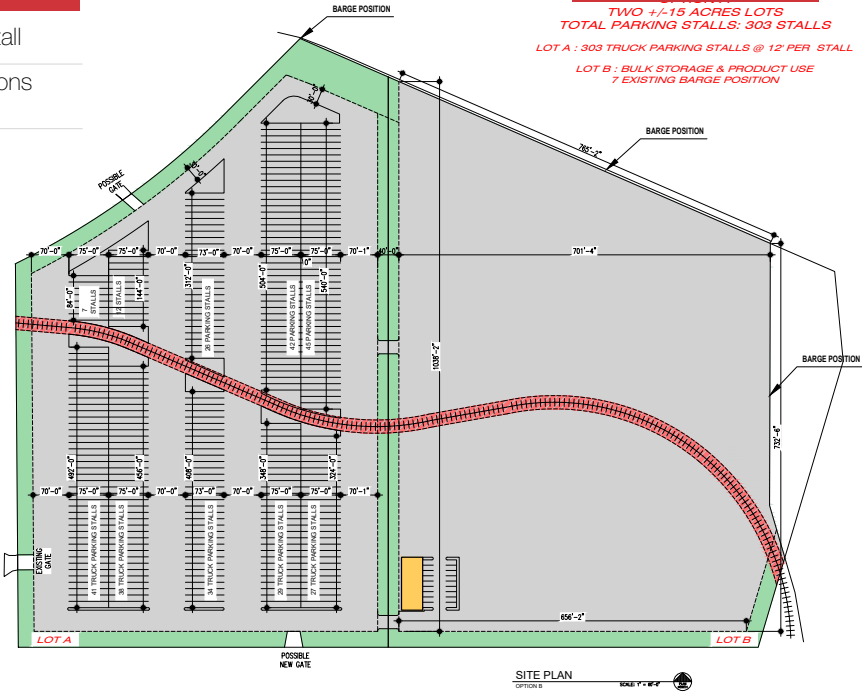
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OPTION A

LOT A - TRAILER PARKING	303 stalls at 12' per stall
LOT B - BULK STORAGE	7 existing barge positions Rail access

OPTION A

TWO +/-15 ACRES LOTS
TOTAL PARKING STALLS: 303 STALLS
LOT A : 303 TRUCK PARKING STALLS @ 12' PER STALL
LOT B : BULK STORAGE & PRODUCT USE
7 EXISTING BARGE POSITION

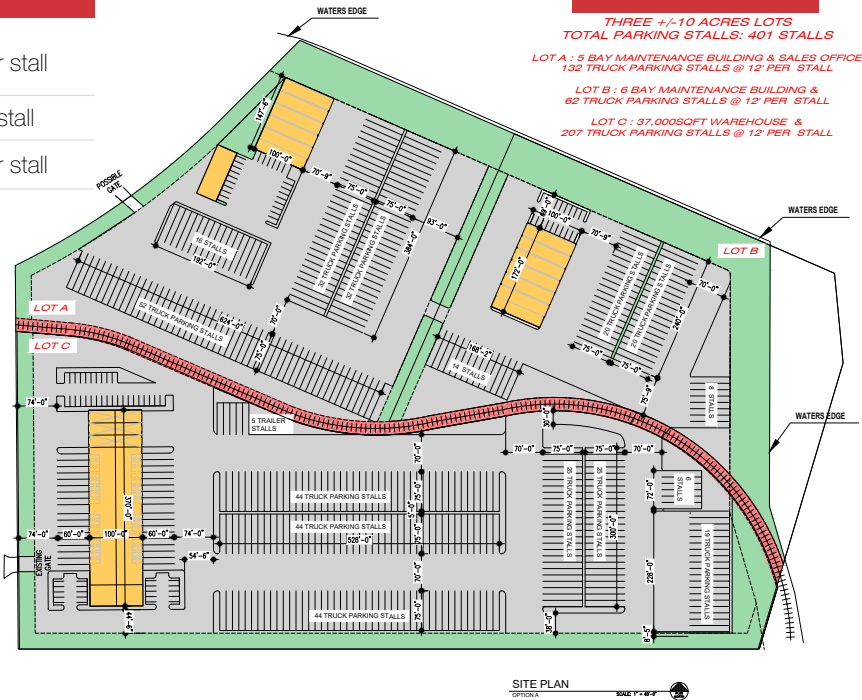


OPTION B

LOT A - 5 BAY MAIN. BLDG. & SALES OFFICE	132 stalls at 12' per stall
LOT B - 6 BAY MAIN. BLDG.	62 stalls at 12' per stall
LOT C - 37K SF WAREHOUSE	207 stalls at 12' per stall

OPTION B

THREE +/-10 ACRES LOTS
TOTAL PARKING STALLS: 401 STALLS
LOT A : 5 BAY MAINTENANCE BUILDING & SALES OFFICE
132 TRUCK PARKING STALLS @ 12' PER STALL
LOT B : 6 BAY MAINTENANCE BUILDING &
62 TRUCK PARKING STALLS @ 12' PER STALL
LOT C : 37,000SQFT WAREHOUSE &
207 TRUCK PARKING STALLS @ 12' PER STALL



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KEY DISTANCES



0.5 MILES TO I-94



6.5 MILES TO I-294/I-80



6.0 MILES TO I-57



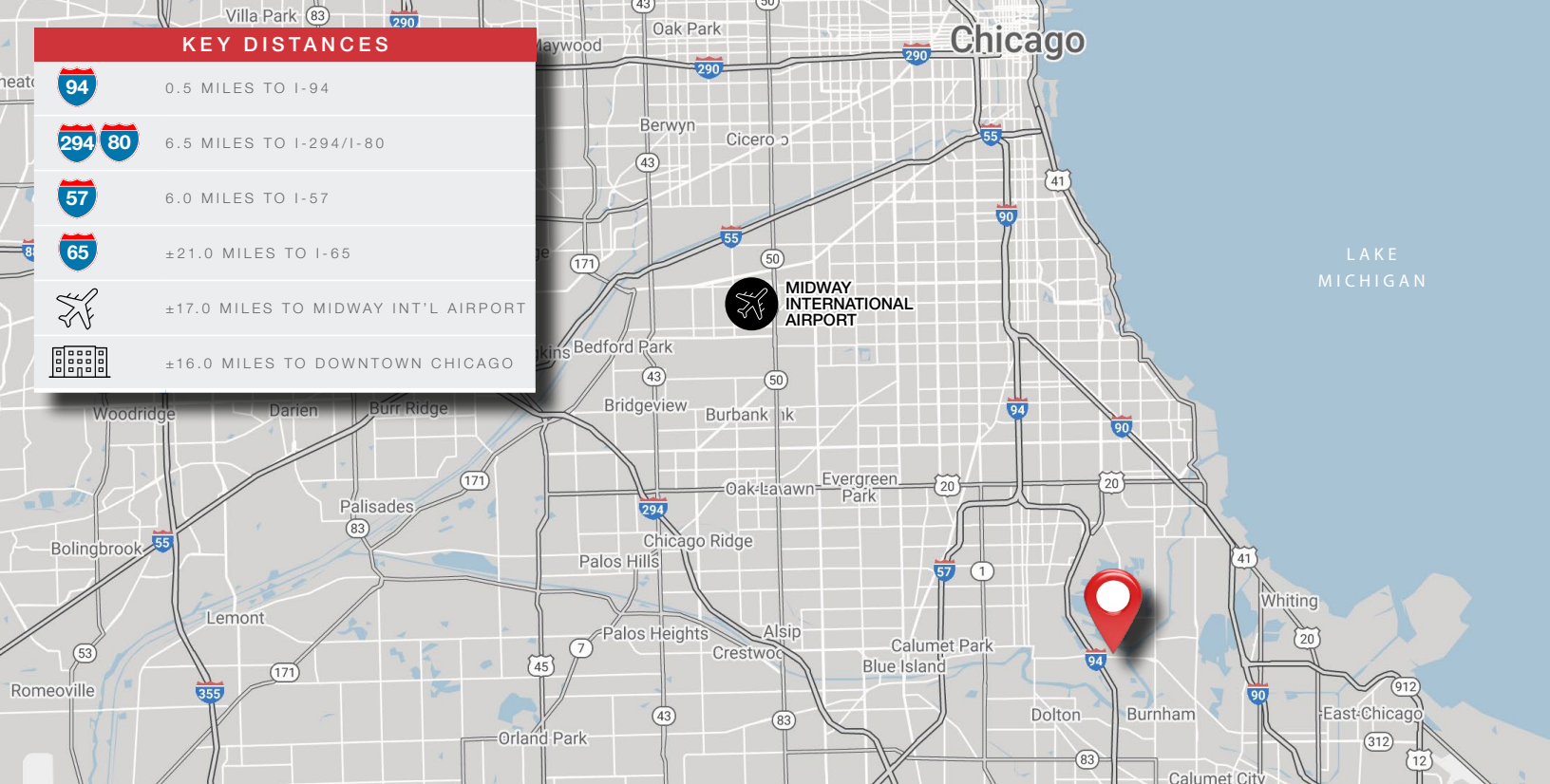
±21.0 MILES TO I-65



±17.0 MILES TO MIDWAY INT'L AIRPORT



±16.0 MILES TO DOWNTOWN CHICAGO



2025 DEMOGRAPHICS

ESTIMATES BASED ON A 5-MILE RADIUS



300,663
TOTAL
POPULATION



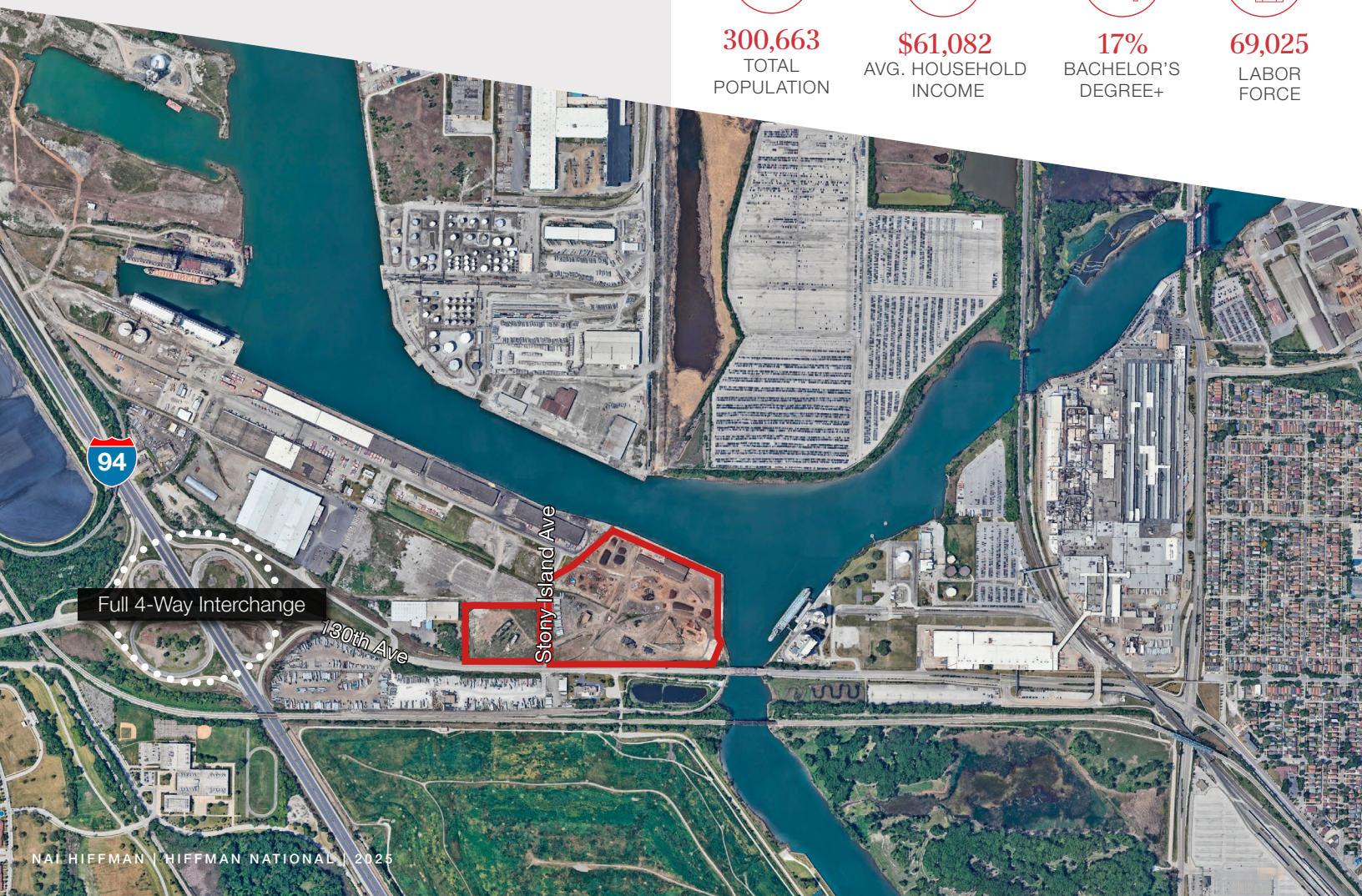
\$61,082
AVG. HOUSEHOLD
INCOME



17%
BACHELOR'S
DEGREE+



69,025
LABOR
FORCE



Full 4-Way Interchange

130th Ave

Stony Island Ave