



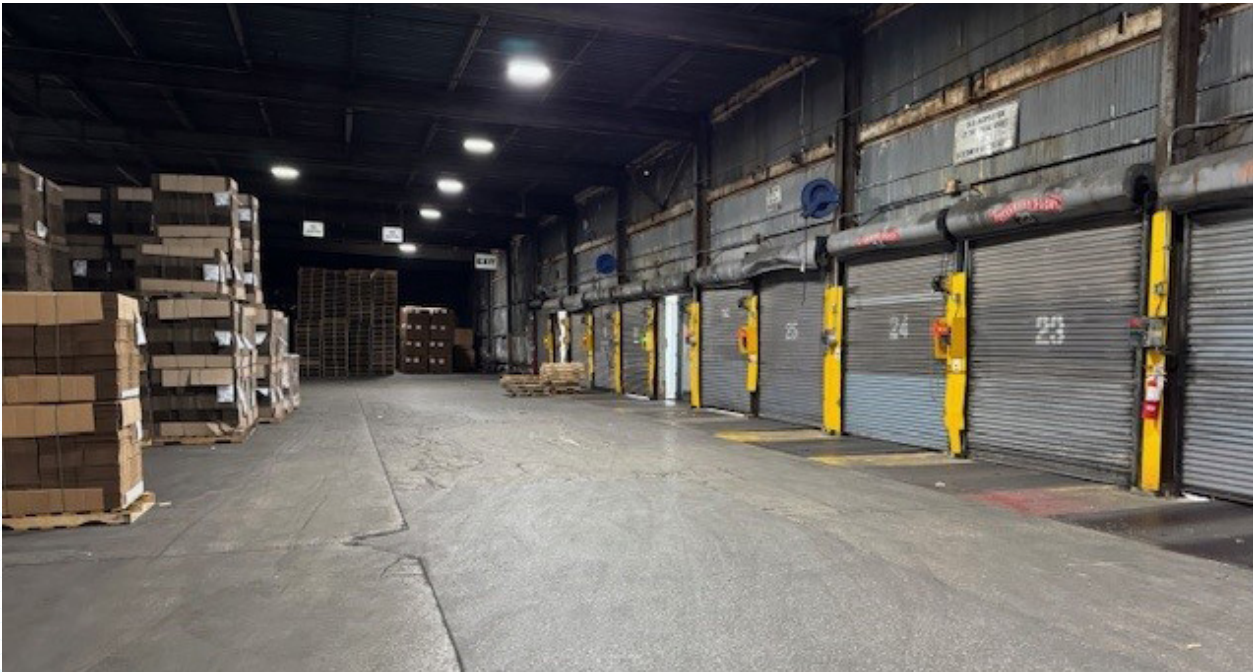
# 13850 COTTAGE GROVE AVENUE

## DOLTON, ILLINOIS 60419

- For Sale
- 632,886± SF on 38± acres
- Active Union Pacific Rail Service with two spurs
- Facility is located within the Calumet Region Enterprise Zone which offers tax & economic development incentives



# BUILDING FEATURES



ADDRESS	13850 Cottage Grove Avenue Dolton, IL 60419
PARCEL #	29-03-200-045-0000
SITE SIZE	±37.99 Acres
DATE CONSTRUCTED	1954/1960/1970/1990/1997
ZONING	M3-2; Heavy Manufacturing
SQUARE FOOTAGE	±632,886
CLEAR HEIGHT	Warehouse: 30'-40' Manufacturing: 20'-22'
EXPANSION OPPORTUNITY	Yes, adjacent land onsite southeast corner
AUTO PARKING	100 Spaces
FLOOR SLAB	6-8" thick depending on area/ year of construction
FIRE PROTECTION	Dry system-warehouse areas Wet system - production areas
COLUMN SPACING	Varies from 30' in production area to 40' in warehouse area
ELECTRICAL	Two 4,000-amp feeder circuits
LIGHTING	High bay LED Some areas motion-sensed
LOADING	32 ext. docs
AVAILABILITY	Production ceases May 1, 2025
RAIL SERVED	Yes, SWC of site with 2 rail spurs for railcar storage Active UP service - 2 spurs to facility

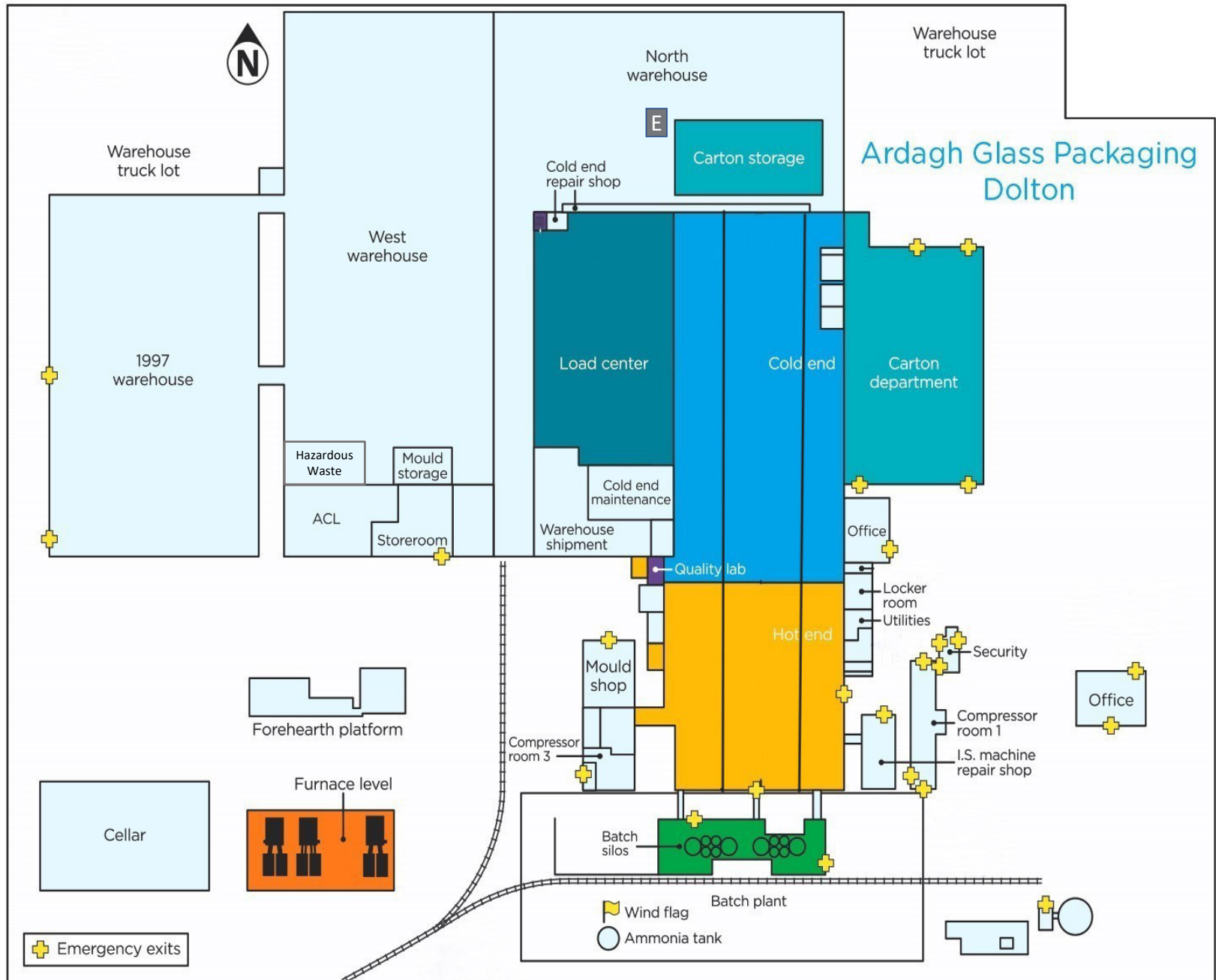


# EXTERIOR BUILDING PHOTOS

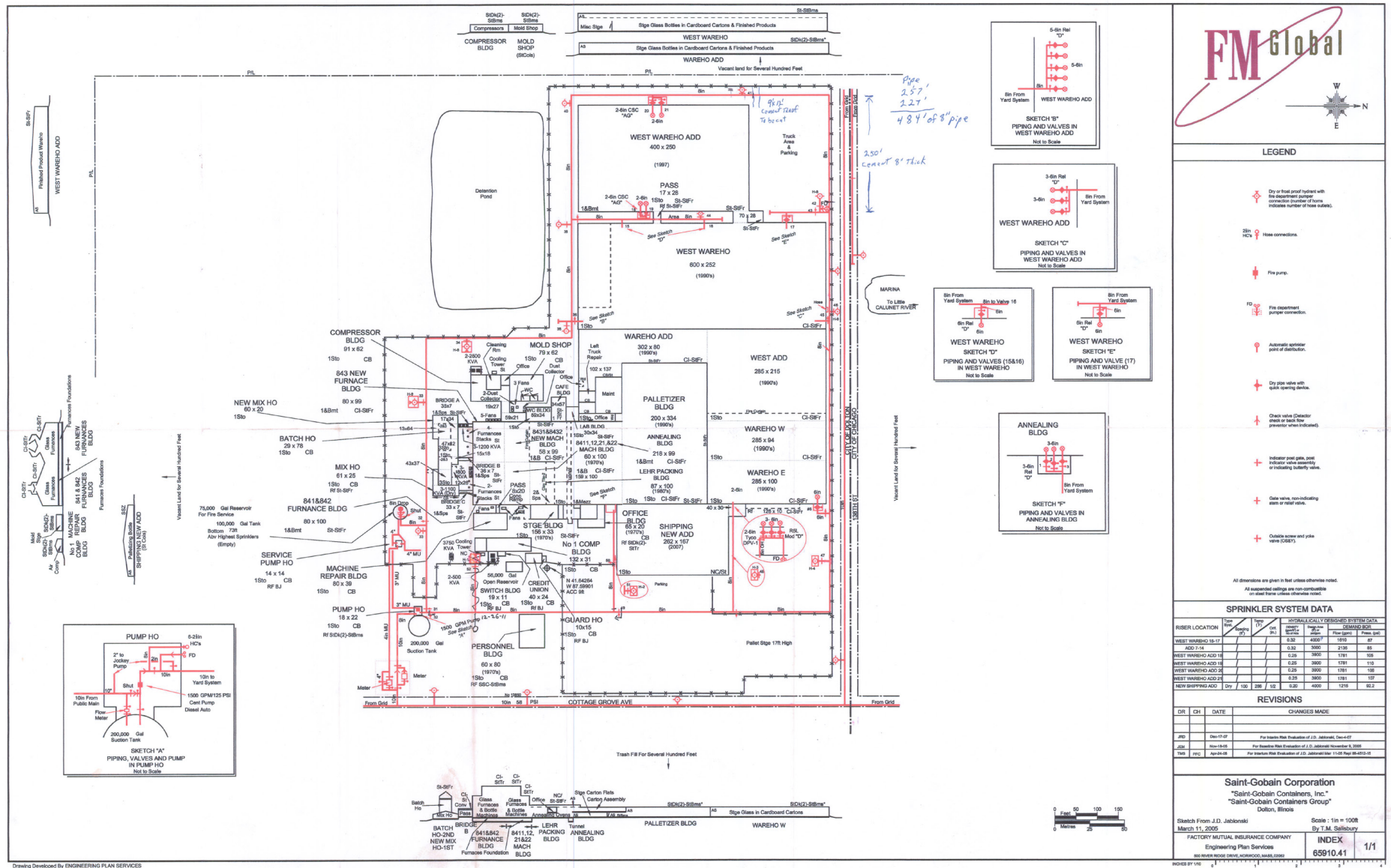




# FLOOR PLAN

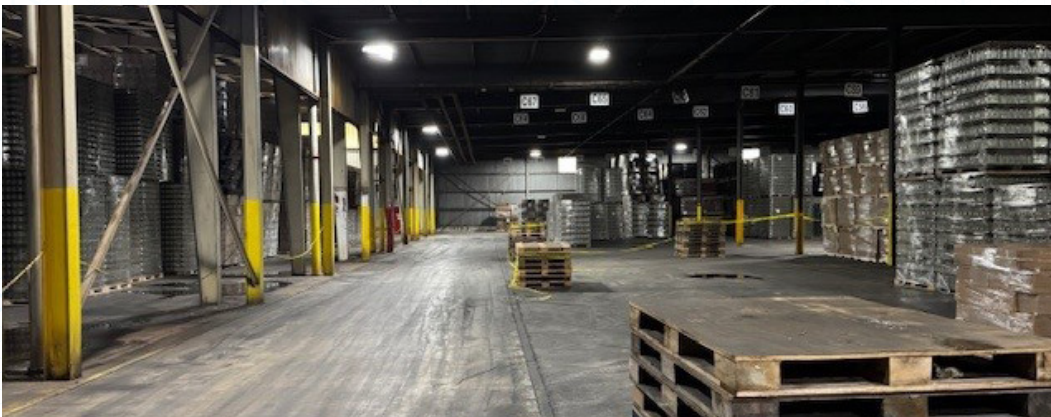
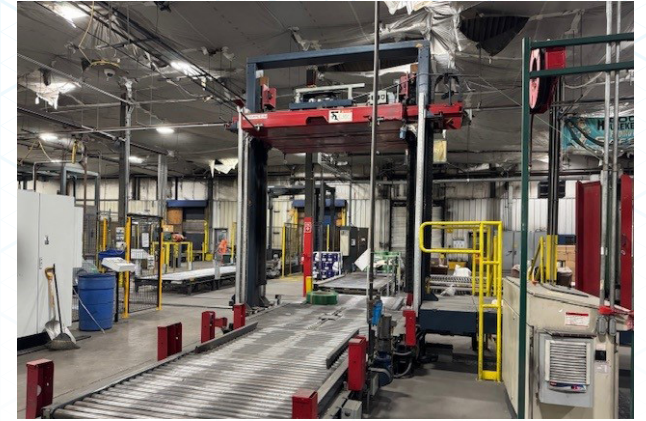


# FLOOR PLAN





# INTERIOR BUILDING PHOTOS





# IDEAL LOCATION





**DARRIN BOYD, SIOR, CCIM**

+1 317 590 8490

[darrin.boyd@cushwake.com](mailto:darrin.boyd@cushwake.com)

**MATT BOYD**

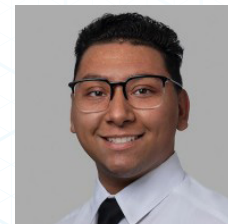
+1 317 985 2693

[matt.boyd@cushwake.com](mailto:matt.boyd@cushwake.com)

**SALLY MACOICZ**

+1 312 953 2313

[sally.macoicz@cushwake.com](mailto:sally.macoicz@cushwake.com)

**IVAN RAVELO**

+1 312 242 2481

[ivan.ravelo@cushwake.com](mailto:ivan.ravelo@cushwake.com)