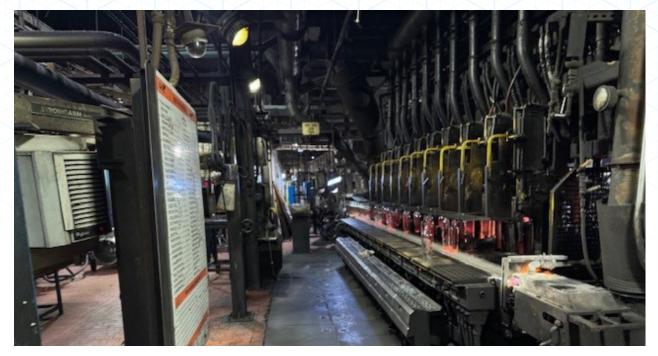
13850 COTTAGE GROVE AVENUE

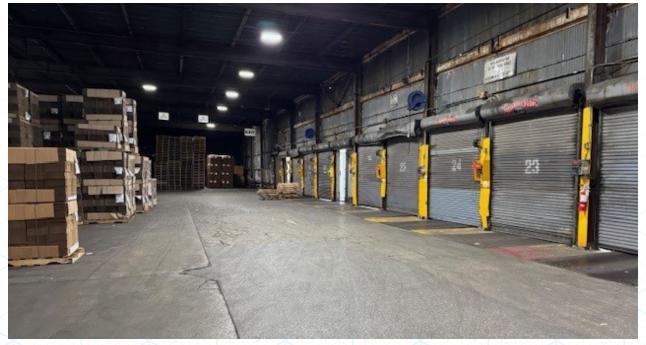
DOLTON, ILLINOIS 60419

- 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





| XXXXX | |
|-----------------------|---|
| 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 |

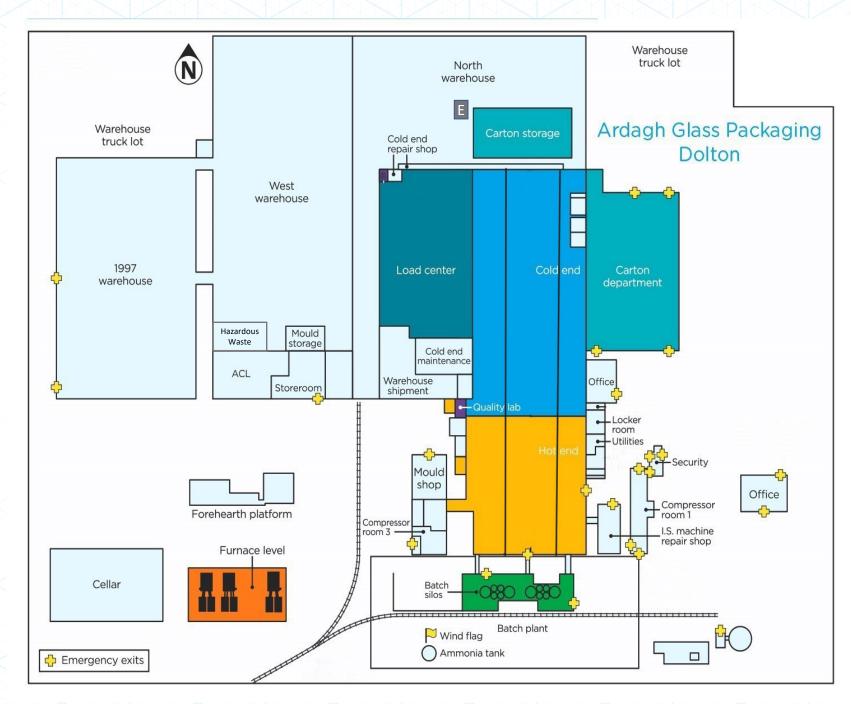
EXTERIOR BUILDING PHOTOS



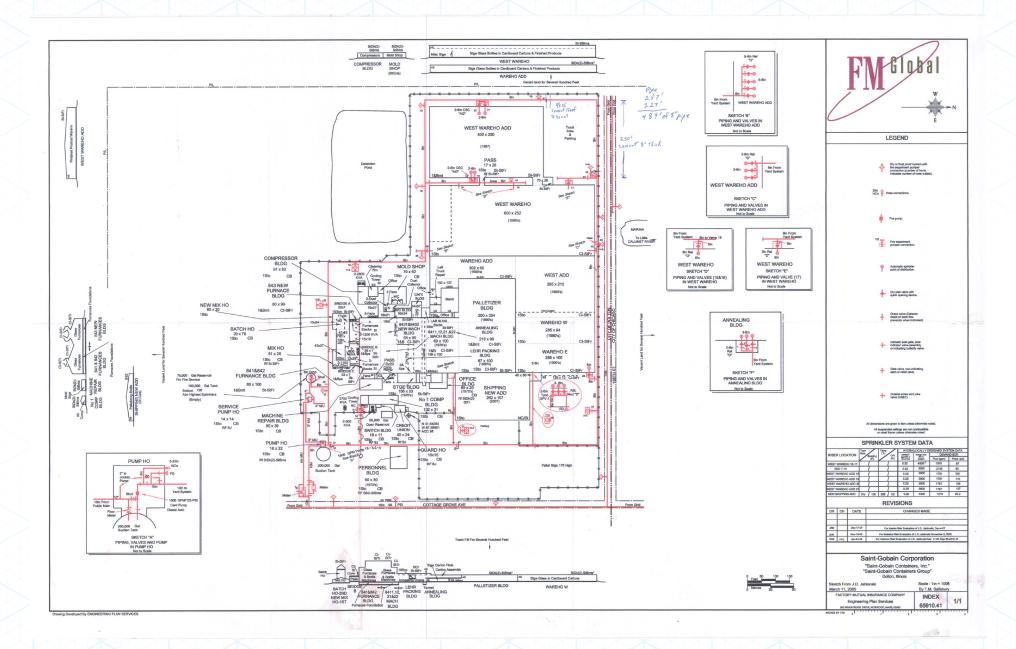




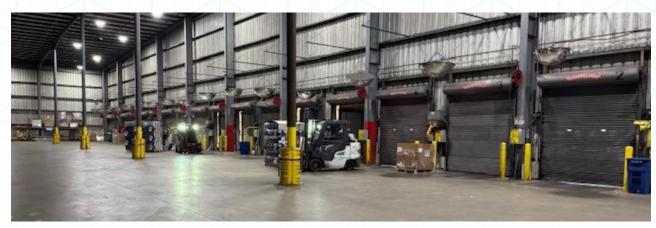
FLOOR PLAN



FLOOR PLAN



INTERIOR BUILDING PHOTOS





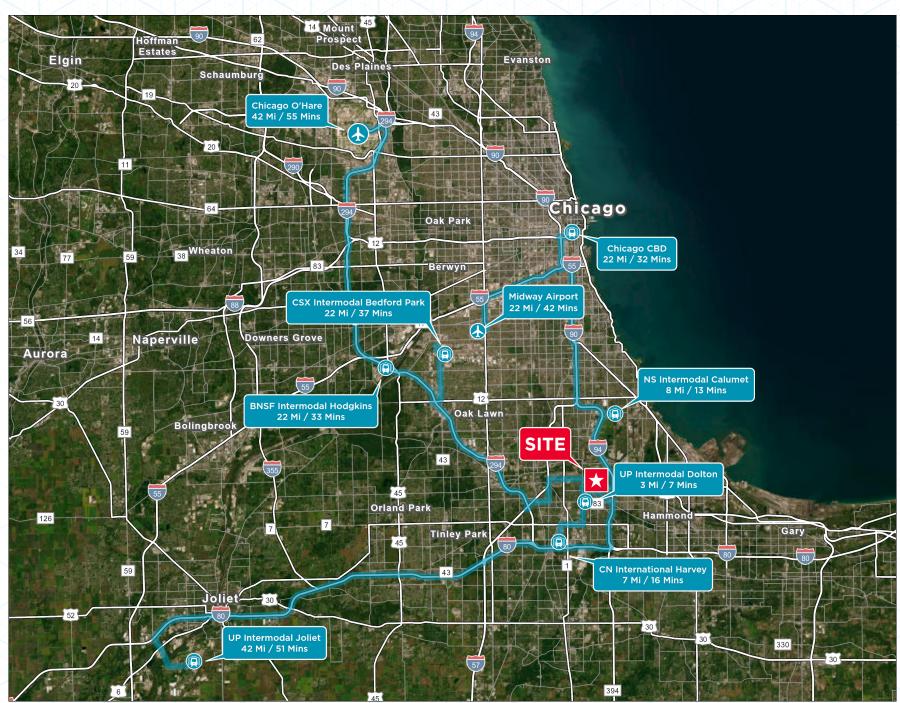


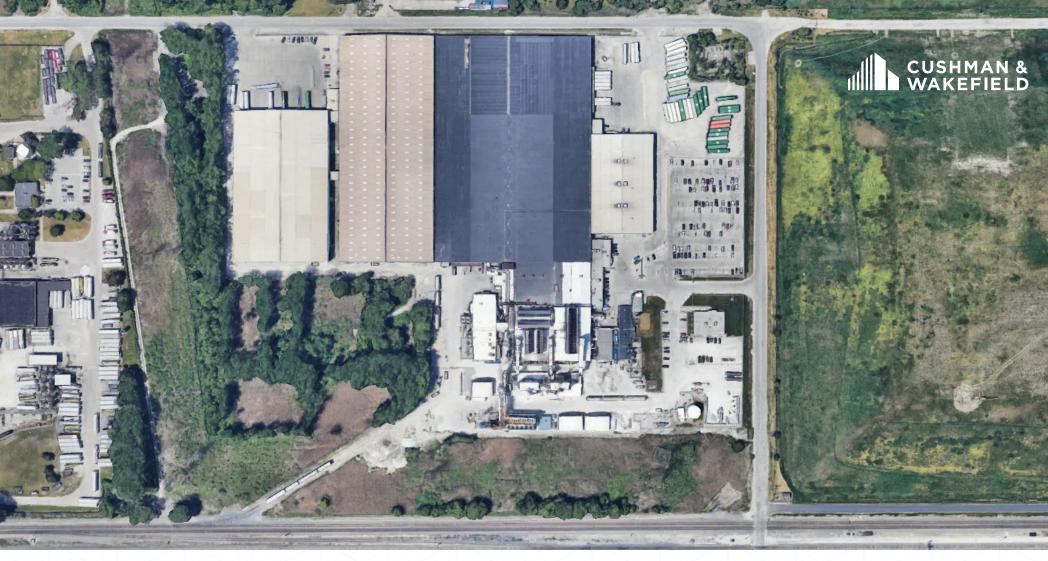






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