

941

CERNAN DRIVE, BELLWOOD, IL 60104

± 71,333 SF
INDUSTRIAL BUILDING
FOR SALE



**AN EXCEPTIONAL INDUSTRIAL
OPPORTUNITY IN BELLWOOD**

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bespoke
commercial real estate

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EXECUTIVE SUMMARY

Located within the West Cook industrial corridor just off I-290, 941 Cernan Drive in Bellwood, Illinois offers investors or owner-users a strategically positioned, highly functional industrial facility with significant value-add potential. This freestanding property combines accessibility, efficiency, and a central location that supports a wide range of industrial, logistics, or distribution uses. With immediate proximity to major expressways and key transportation routes, the property provides the connectivity and market access essential to modern operations.

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PROPERTY

OVERVIEW

FULL FEATURES



Asking Price

~~\$4,450,000 (\$62.38 per SF)~~
\$3,950,000 (\$55.37 per SF)



Clear Height
18'4"



Land Size
2.28 Acres



Column Spacing
35' X 33'



Building Size
± 71,333 SF



Zoning
I-1 (Restricted Industrial)



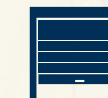
Office Area
± 4,800 SF



Sprinkler System
Fully Sprinklered



Warehouse
± 66,533 SF



Truck Doors
**4 Interior Docks With
2 Dock Doors**



Property Type
Industrial



Drive-In Door
**Potential to Add; Currently
Sealed With No Exterior
Concrete Driveway**



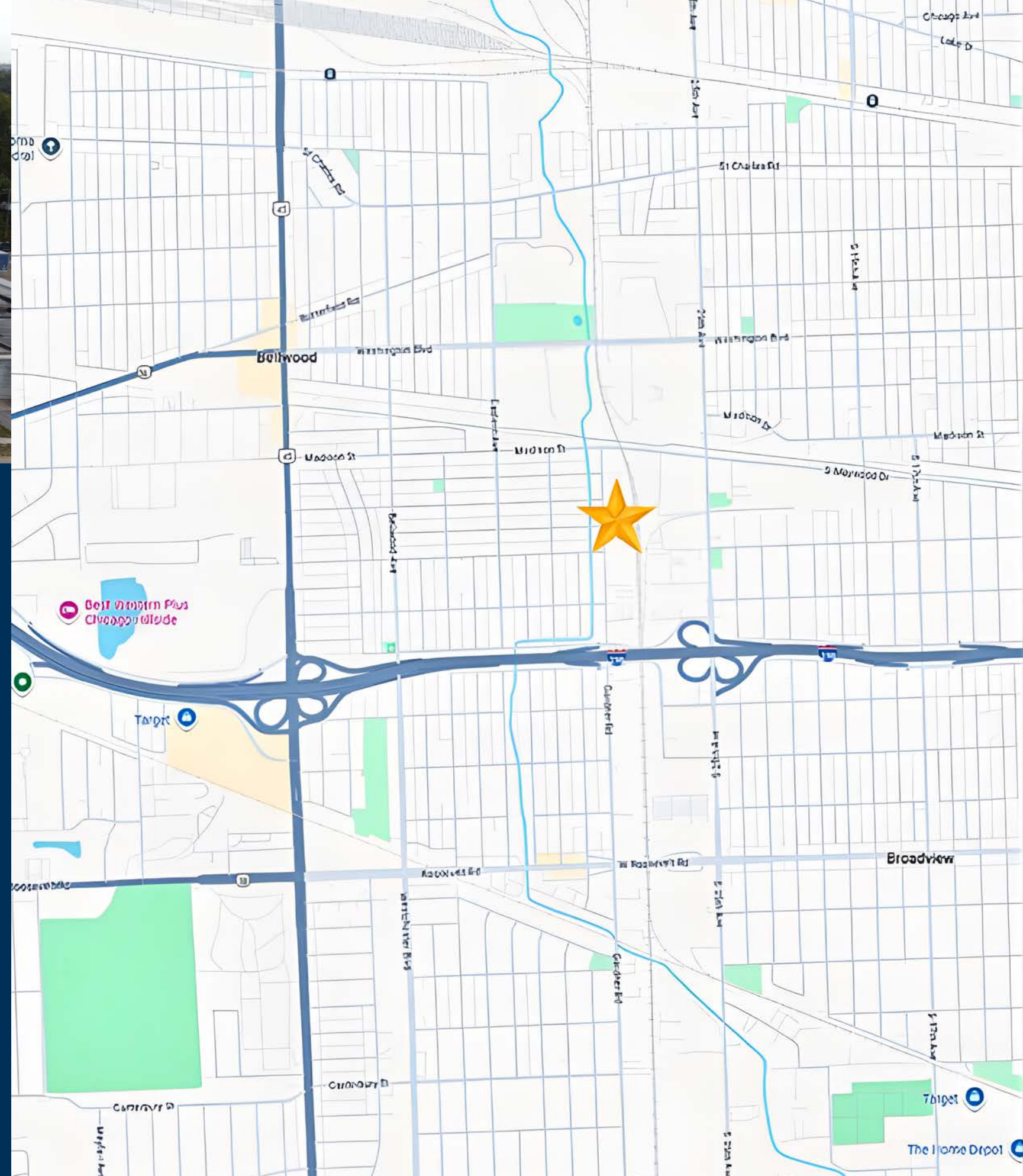
Power
**800 AMPS
480 VOLTS
3-PHASE**



PROPERTY

LOCATION

- ⌀ 0.3 miles to I-290
- ⌀ 2.5 miles to I-294 interchange
- ⌀ 2.5 miles to I-88 interchange
- ⌀ 9 miles to O'Hare International Airport
- ⌀ 10 miles to I-55 interchange
- ⌀ 13 miles to Downtown Chicago



PROPERTY HIGHLIGHTS

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1. Freestanding Industrial Facility

Functional warehouse and office configurations suitable for manufacturing, assembly, or distribution operations, with opportunity for modernization and value enhancement.

2. Excellent Accessibility

Prime location near I-290, I-294 and I-88, providing immediate access to downtown Chicago, O'Hare International Airport, and key regional markets

3. Flexible Building Design

Efficient layout with generous clear heights, multiple loading options, and adaptable space for diverse operational needs.

4. Ample On-Site Parking & Truck Maneuverability

Secure, well-paved site offering easy ingress and egress for trucks, employees, and visitors.

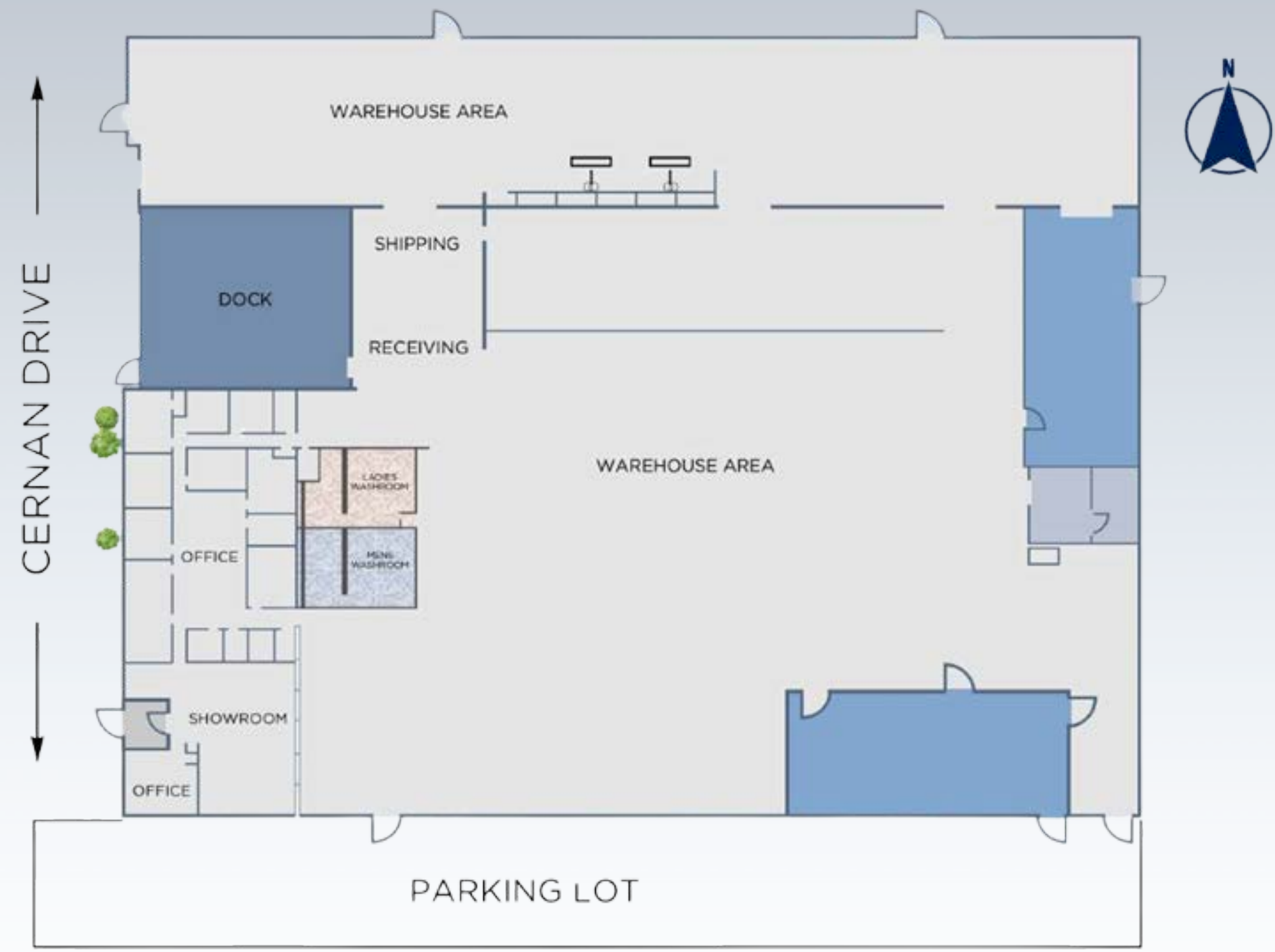
5. Strategic Bellwood Industrial Hub

Situated within a proven, logistics-oriented submarket known for strong tenant demand and long-term industrial stability.

6. Ideal Owner-User or Investment Opportunity

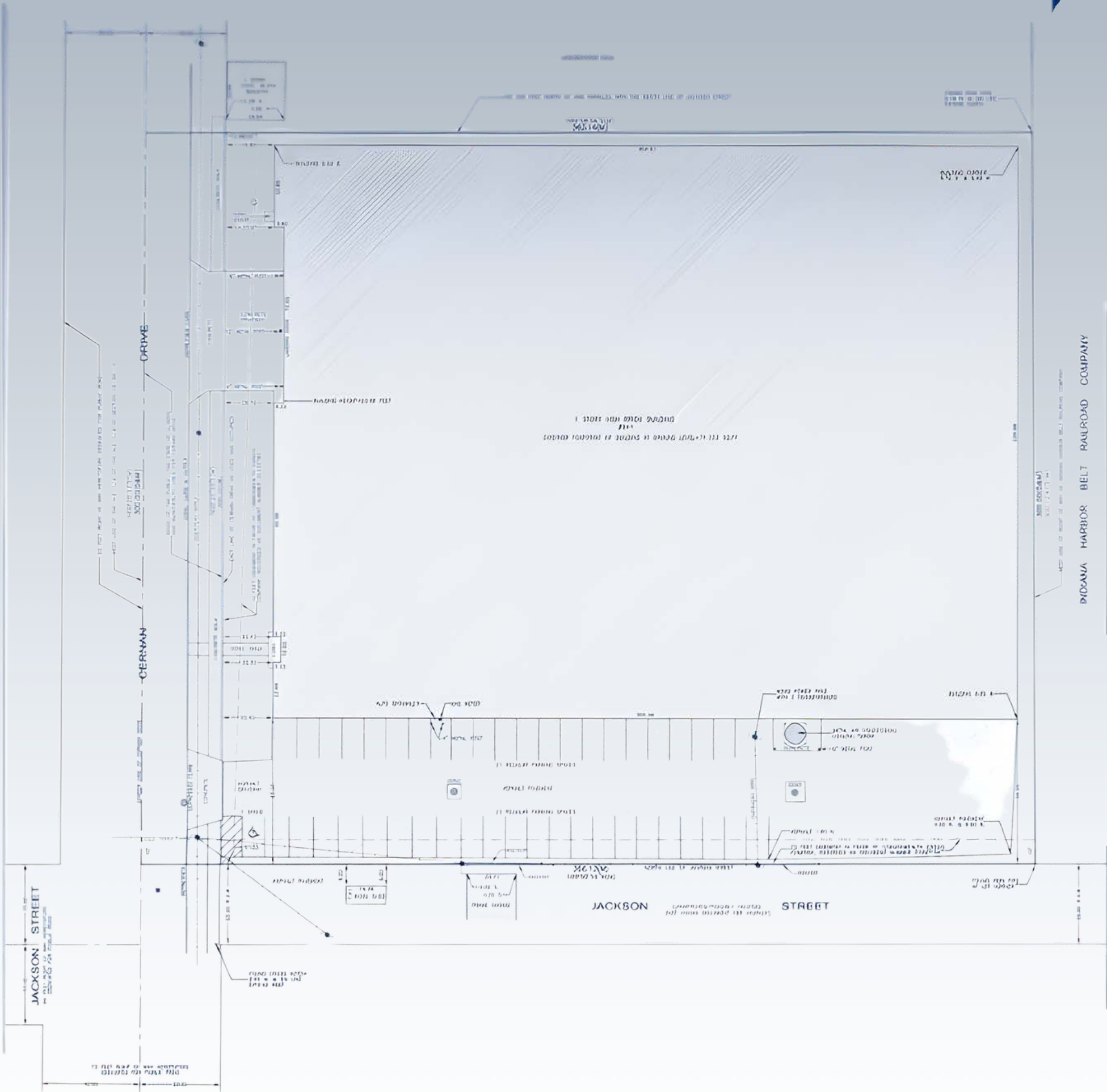
Move-in ready facility offering excellent functionality and long-term value in one of Chicago's most connected industrial corridors.

FLOOR PLAN



SITE PLAN

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AERIAL

MAP

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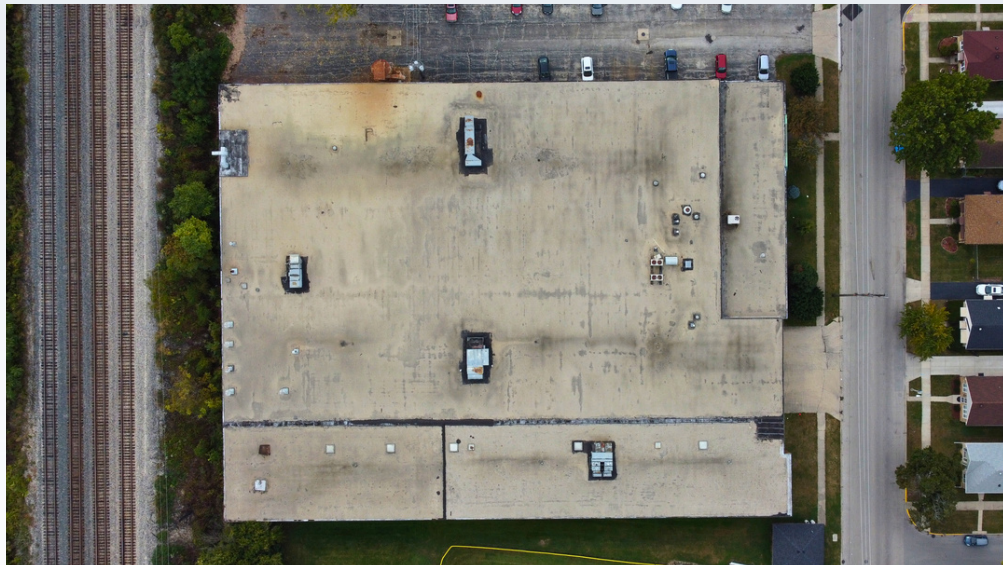
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EXTERIOR

PHOTOS

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INTERIOR

PHOTOS

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