



## Industrial Space

### Property Details

Building Size	156,980 SF
Land Site	6.36 Acres
Office Size	4,465 SF
Clear Height	16.5' and 21.5' - 24
Docks	13 exterior
Drive-in Doors	7 DID (12' X 14')
Car Parking	120 surface car spaces
Power	1,200a@208v and 1,600a@480v
Trailer Parking	5 trailer stalls
Zoning	M1
Cranes	3 total; 1 ton, 1/2 ton and 1/4 ton
Real Estate Taxes	\$3.28/SF
Sale Price	Subject to offer



Quick access to I-55 via Cicero Ave.



Proximity to Midway Airport



Access to sizable and skilled labor force

**Comment:** A/C in production area, back up generator, locker rooms

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## Building Photos



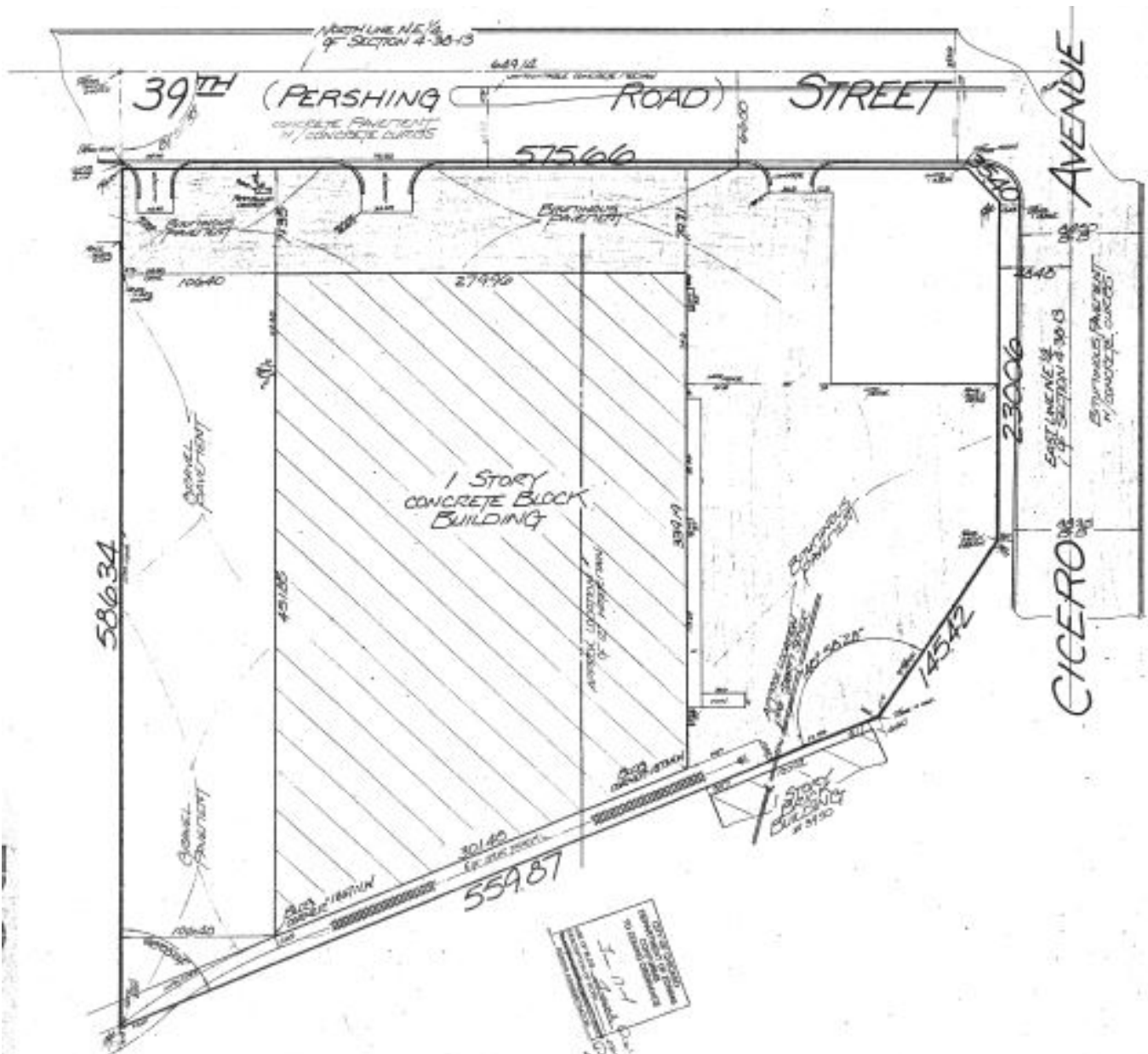
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## Plat of Survey



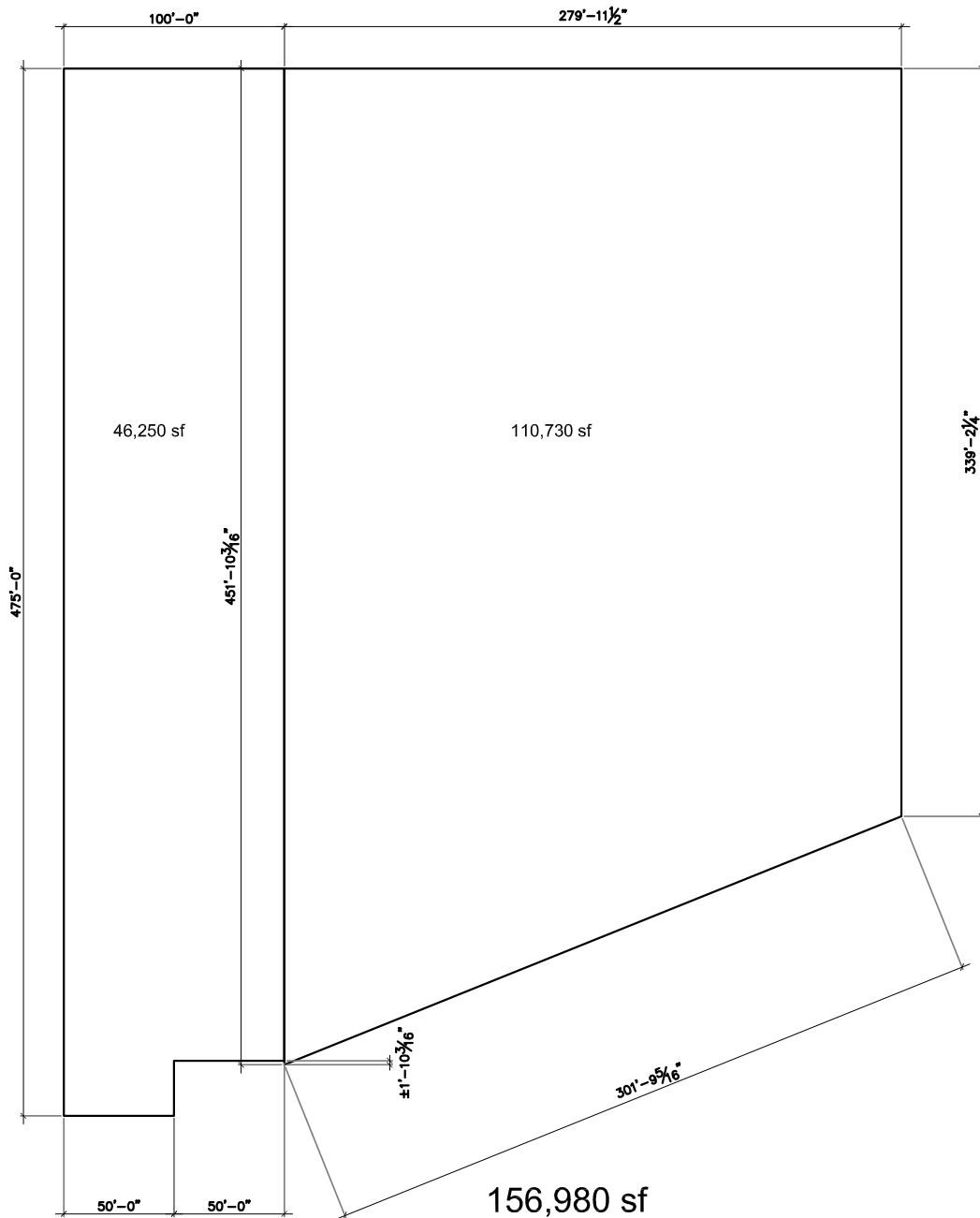
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## Main Floor Layout



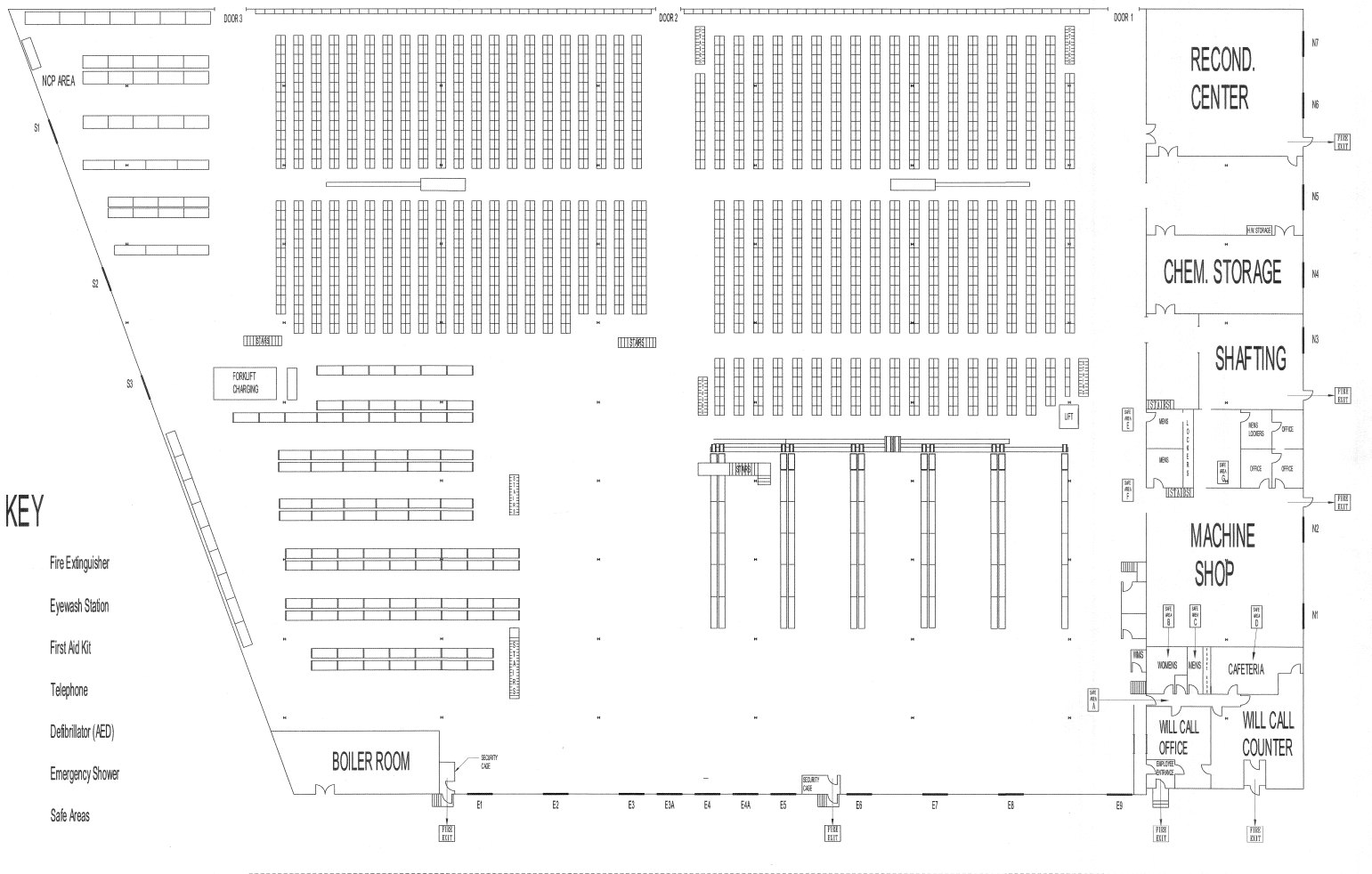
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## Main Floor Layout



### KEY

- Fire Extinguisher
- Eyewash Station
- First Aid Kit
- Telephone
- Defibrillator (AED)
- Emergency Shower
- Safe Areas

CICERO AVE.



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THE GENERAL CONTRACTOR AND ALL SUB CONTRACTORS SHALL CARRY RESPONSIBILITY IN THE FOLLOWING MINIMUM LIMITS:

- A. WORKERS' COMPENSATION: \$10,000,000**  
**B. CONTRACTOR'S PUBLIC LIABILITY:**  
 1. PERSONAL INJURY: \$1,000,000.00  
 2. PROPERTY DAMAGE: \$1,000,000.00  
**C. CONTRACTOR'S CONTRACTORS' LIABILITY:**  
 1. PERSONAL INJURY: \$1,000,000.00  
 2. PROPERTY DAMAGE: \$1,000,000.00  
**D. AUTOMOBILE PUBLIC LIABILITY:**  
 1. PERSONAL INJURY: \$100,000.00/\$1,000,000.00  
 2. PROPERTY DAMAGE: \$100,000.00  
**E. UMBRELLA POLICY:** \$1,000,000.00

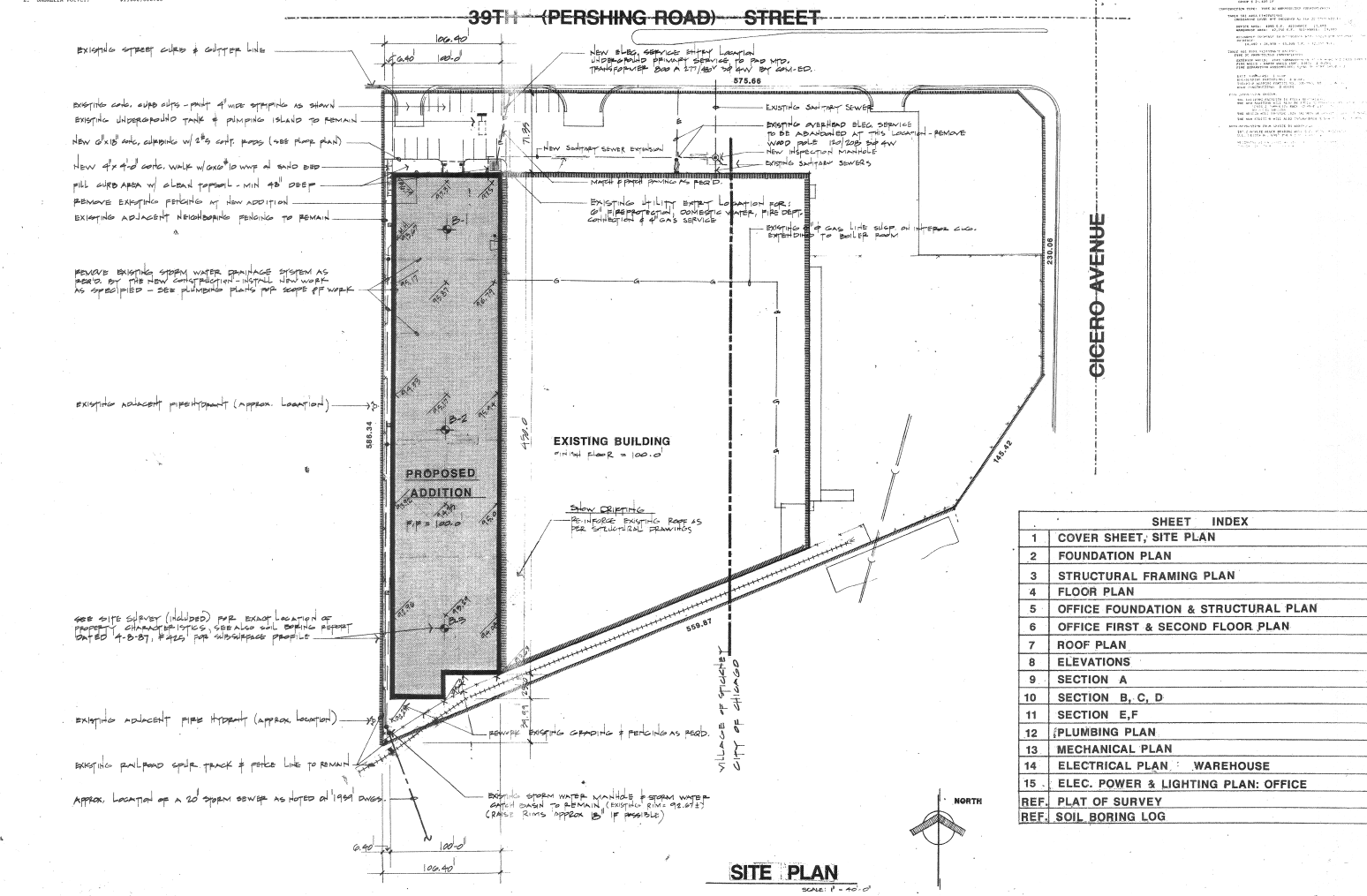
THE CONTRACT FOR CONSTRUCTION BETWEEN THE OWNER AND THE CONTRACTOR SHALL BE WRITTEN AROUND A.I.A. DOCUMENT 310 "STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR" WITH THE MOST UP TO DATE SUPPLEMENT, 1977 EDITION.  
 THE ARCHITECT GENERAL CONTRACTOR AND ALL SUB CONTRACTORS SHALL VISIT THE SITE AND SHALL DO ANY ADDITIONAL FIELD INVESTIGATION AS THEY FEEL NECESSARY TO DETERMINE THE FULL SCOPE OF THE WORK. INCLUDE ALL COSTS AS MAY BE REQUIRED.

THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL BARRICADES, ENCLOSURES AS IS NECESSARY TO SAFE GUARD THE WORK.

ACCEPTANCE OF PRECEDING WORK

BEFORE STARTING ANY OPERATION, EACH CONTRACTOR SHALL EXAMINE THE WORK PREPARED BY OTHERS TO WHICH THEY WERE MADE OR TO WHICH THEY WILL BE MADE BY THE ARCHITECT AND CONTRACTOR SHALL BE RESPONSIBLE FOR SATISFACTORY ACCOMPLISHMENTS OF HIS CONTRACT. FAILURE TO NOTIFY ARCHITECT IN WRITING OF DEFICIENCIES OR OMISSIONS IN PRECEDING WORK WILL CONSTITUTE ACCEPTANCE THEREOF AND NOTICE OF ANY CLAIM OF THE CONTRACTOR'S LIABILITY.

NOTICE: THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE WORK AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK OR FOR THE SAFETY OF THE WORK OR FOR THE SAFETY OF THE PUBLIC. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE SAFETY OF THE PUBLIC OR FOR THE SAFETY OF THE WORK OR FOR THE SAFETY OF THE PUBLIC.



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UPPER CONCRETE BLOCK WALLS SHALL BE TIGHT MASONRY CONCRETE BLOCK WITH HORIZONTAL REINFORCEMENT  
1/2" O.C. SYSTEM AND WALLS TYPICAL TO THE MECHANICAL FLOOR.

ALL EXTERIOR FRAME WALLS SHALL BE 2" X 4" AT 16" O.C. WITH 5/8" TYPE 3 BRINELL, STAINED AND GANDED A FINISH BY 4" X 8" O.C.

ALL EXTERIOR WINDOWS SHALL BE EXHIBED OR APPROVED EQUAL OR BETTER RATED 1/2" ALUMINUM FRAMING WITH 1" INSULATING GLAZES. (SEE NOTES) SHALL BE ALUMINUM FRAMING INSULATED WITH 4" THERMOGLAZES.

ALL EXTERIOR METAL DOORS AND FRAMES SHALL BE TITEN CURTAINS, EXHIBETS OR TROUSERS AND SHALL HAVE INTERIOR AND EXTERIOR COVERS. DOORS SHALL BE 4" GANDED. FRAMES SHALL BE 1/2" GANDED & SET WITH 20% SOLVENTIC GLAZING GUM IN ALUMINUM WALLS. GUMMETAL WORK SHALL HAVE FIRE-RATING AS REQUIRED BY THE ADOPTED.

PROVIDE ALL MECH. WOOD BLOCKING THAT IS REQUIRED FOR ANCHERING MECH. ITEMS TO BE INCORPORATED INTO THE WORK.

ALL MECHANICAL CHANGES MUST BE PRINTED ON VENDOR'S PROJECTS IN COLORS AS SELECTED BY THE ARCHITECT. SUBMIT SHOP DRAWINGS FOR THE ARCHITECT'S APPROVAL.

MECH. PARTITIONS SHALL BE HEAVY DUTY METAL FRAMING CORR. "HOLLOW" TYPE 2.0. FLOOR SUPPORTED WITH METALLIC WALLS SHALL BE STAINLESS STEEL. PROVIDE COMPLETE WITH ALL REQUIRED HARDWARE INCLUDING LOCKS AND TOLLY PULL RESPONDERS. COLOR AS ARCHITECT. SUBMIT SHOP DRAWINGS FOR APPROVAL.

ALL EXTERIOR WOOD FRAME WALLS SHALL: HAVE 1/2" X 1/2" X 1/2" THERMOBARRIER SOUND BATT INSULATION WITH THE EXTERIOR OF THE WALL DIVIDING THE FILE AREA FROM THE OPEN OFFICE.

ALL EXTERIOR CONCRETE BLOCK WALLS IN THE OFFICE AREA INCLUDING THE NORTH WALL OF THE WAREHOUSE (SEE THE OFFICE SCHEDULE) SHALL HAVE 2 COVERS OF BRICK FINISH. (SEE ROOM FINISH SCHEDULE)

FORMED CONCRETE BLOCK WALLS SHALL HAVE 1/4" CHANNELS, 1/4" ST.50 WOOD INSULATION A 1/4" TYPE 8 GORNALE. EXTERIOR WALLS SHALL HAVE POLYURETHANE FOAM.

VINYL RESILIENT FLOOR TILE SHALL BE BRISTLE COMPANY STANDARD VERTIC COMPETITION TILE, 12" X 12" X 1/8" IN COLOR AS SELECTED BY THE ARCHITECT.

VINYL WALL BASE SHALL BE COVERED 4" HIGH KERFLIN IN COLORS AS SELECTED BY THE ARCHITECT.

PAINTED METAL WALLS SHALL HAVE ONE PRIME COAT AND TWO FINISH COATS- PROVIDE SEMI-GLOSS ENAMEL BRUSHWORK/ROLLING, TO COVER UP SPALLS.

JUNCTIONS OF METAL-FLOOR COVERINGS SHALL HAVE JOINTWORKER VINYL EDGE STRIPS (NO METAL ANCHORS)

NOTE: SPIN & SEAL ALL NEW EXTERIOR CONC. BLOCK WALLS & CAP HYDRO SYSTEM

3 HOUR RATED ASSEMBLY.

SUBMITTED CEILING TYPE 2 SHALL BE 1/2" X 4" AT 16" O.C. WITH 5/8" TYPE 3 BRINELL STAINED FINISH 1/2" X 4" VIBRAL LAMINATED CEILING PANEL. OFFICIALS NOTE #120, 1" THICK FIRE CORE CEILING.

PROVIDE CEILING INCLUDES ABOVE ALL CEILING FINISHED AS REQUIRED BY U.I. DESIGN ROOM 2 HOUR RATED ASSEMBLY.

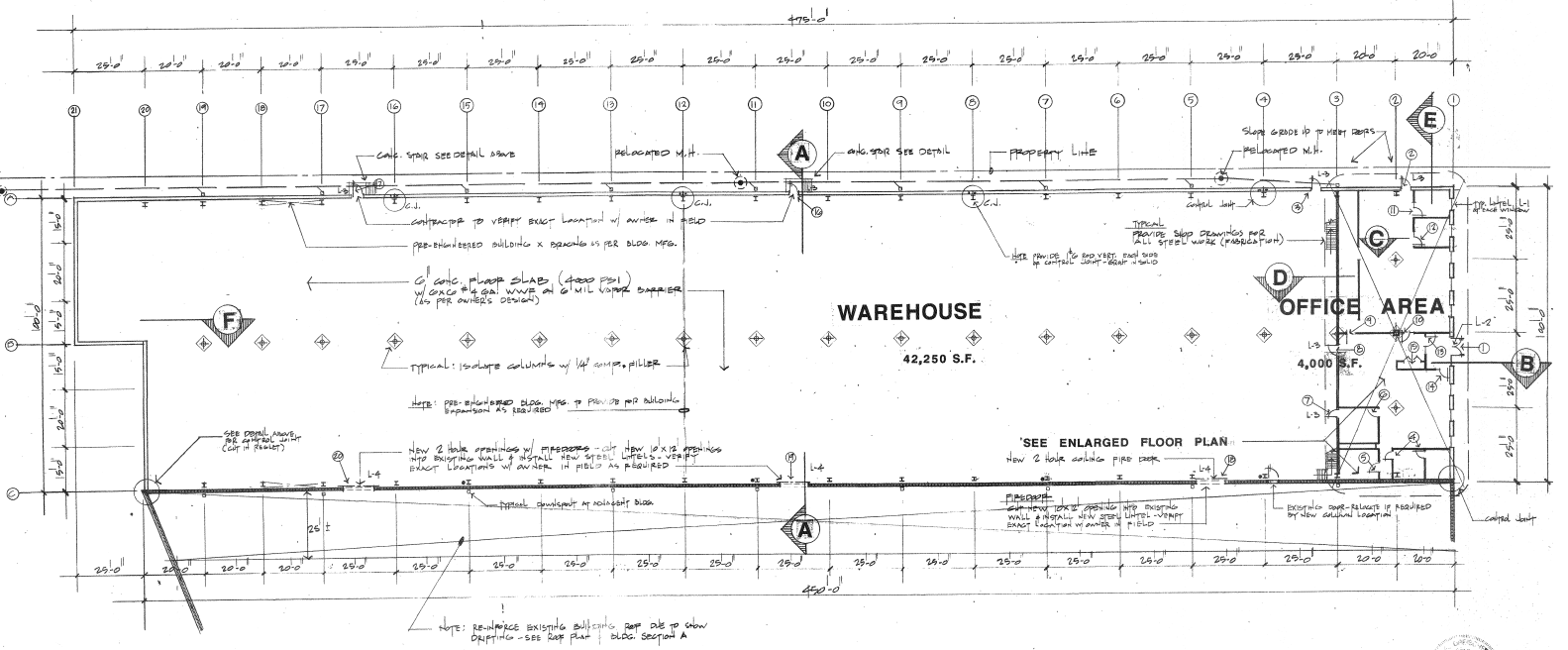
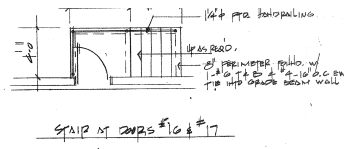
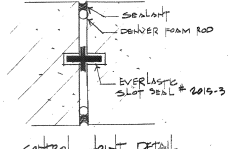
CORROSION SHALL BE TYPICALLY AND SHALL BE UNDER A SEPARATE CONTRACT.

EXTERIOR OF THE WAREHOUSE SHALL NOT BE PAINTED, FINISHED, PAINTS THE FOLLOWING ITEMS: MESSAGING SPINETS, METALLIC SHEETING, GILSON METAL JOINTS & FRAMES, STEEL LIFTERS, STEEL GUARD RAILS AT ELECTRICAL TRANSFORMER & STEEL DEVICES AT THE LIFETIME COMPANY.

THE COMPANY SHALL HAVE VENDOR'S PANEL 15 ALUMINUM SHEETS A BATTERY STRIPS TO MATCH THE EXISTING WEATHERING. PROVIDE A PANEL SUPPLY.

PROVIDE ALL MECH. CHALKING AS REQUIRED BY THIS PROJECT.

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