



# 7700 S. 78TH AVENUE BRIDGEVIEW, IL 60445

**FOR SALE  
OR LEASE**

## LOCATION HIGHLIGHTS:

- Located within the TradeLane Bridgeview Distribution Center
- Immediate access to I-294, I-55, Harlem Avenue, & Archer Avenue
- Minutes to I-55 via LaGrange Road (Rte 45) full interchange and via the Archer Avenue (IL-171) full interchange
- 7 miles to Midway International Airport
- 16 Miles to Chicago Loop
- Good proximity to ample skilled labor

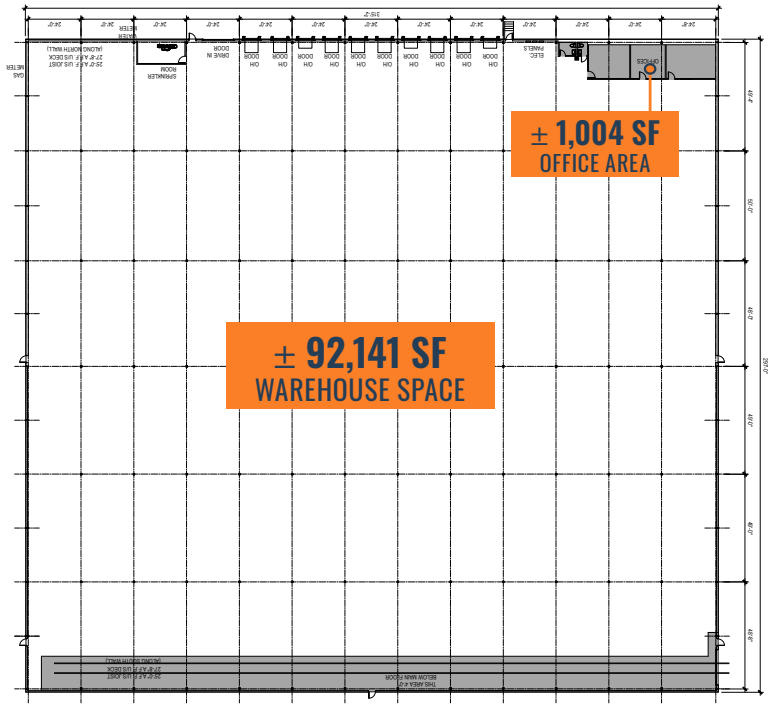
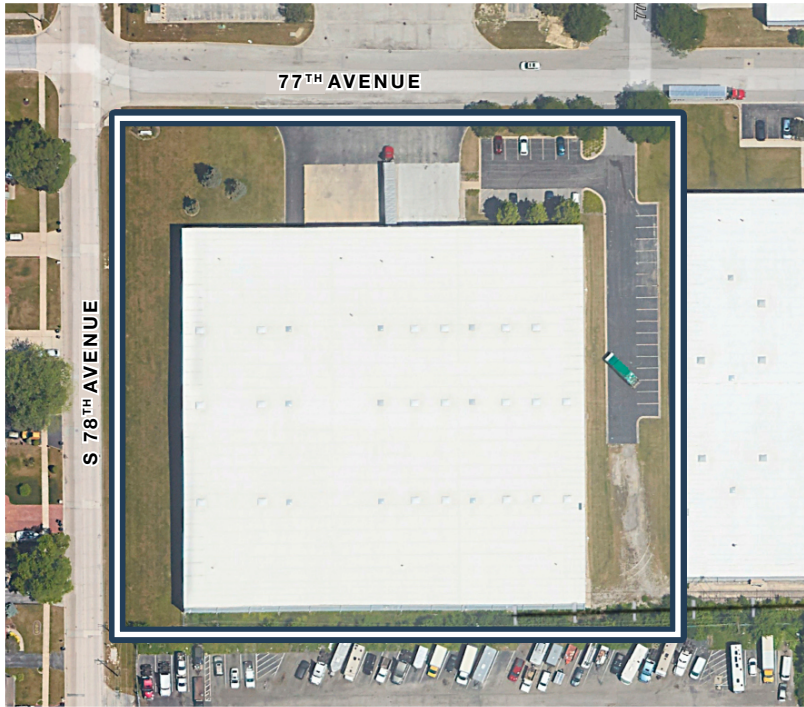
**93,145 SF  
AVAILABLE**



## SPACE FEATURES

- Building Size: 93,145 SF
- Available SF: 93,145 SF
- Site Size: 4.2 AC
- Office Area: 1,004 SF
- Clear Height: 21' - 26'
- Rail Service: IHB Internal Spur (inactive)
- Loading Docks: 10 Ext
- Drive-in Doors: 1
- Car Parking: 35 Spaces
- Trailer Parking: Yes
- Lighting: LED
- Fire Protection: Wet System
- Power Service: 800A @ 277/480V
- Column Spacing: 48' x 24'
- Zoning: I-2
- Real Estate Taxes: \$2.58 PSF
- Operating Expenses:
  - CAM: \$0.19 PSF
  - Insurance: \$0.17 PSF
  - Mgmt Fee: 3% of Effective Gross Revenue





## CONTACT

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