

6546 – 6558 S. Menard Ave., Bedford Park IL

Available: 13,500 SF



READY FOR OCCUPANCY

FOR LEASE: Ideal for Overflow Storage

BUILDING SIZE: 161,000 SF

AVAILABLE: 2<sup>nd</sup> Floor 13,500 SF

LOT SIZE: 2.92 Acres

TRUCK LOADING: Common Dock Area/Freight Elevators

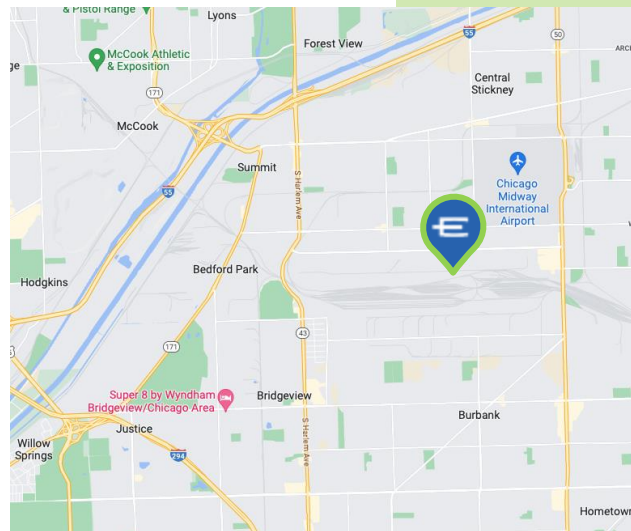
CEILING HEIGHT: 12-18' Clear

ZONING: Industrial

POWER: 3,000 Amps 480V 3-Phase

REAL ESTATE TAXES: \$1.00 PSF (Est.)

LEASE RATE: 2<sup>nd</sup> Floor: \$3.25 PSF MG



- Business Friendly Bedford Park
- Heavy Power
- Common Docks
- Proximity to Rail & Midway Airport
- Easily Accessible to I-55/I-294
- Freight Elevator
- Ideal Overflow Storage Space

SCAN FOR LISTING

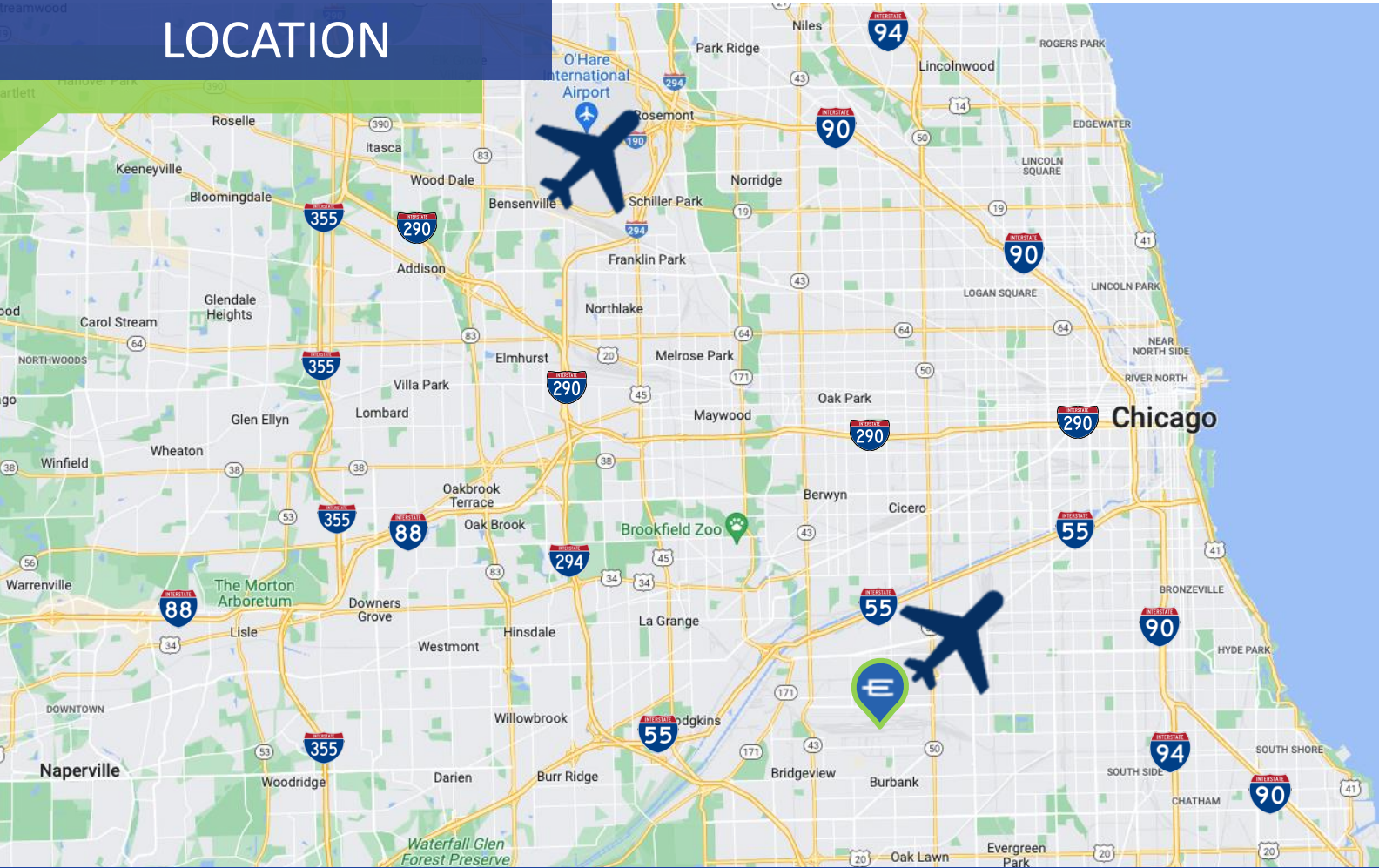


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# LOCATION



6546 – 6558 S. Menard Ave., Bedford Park IL

## Amenities

Close to Rail and Transportation, I-55 and I-294 Access



2.2 Miles from  
Midway  
Airport



29.5 Miles from  
O'Hare Intl  
Airport