

HILLSIDE LOGISTICS CENTER

295,393 SQ. FT. AVAILABLE

5999 Butterfield Road – Hillside, IL

Contact:



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- **Awesome Visibility & Signage Opportunity**
- **Visible from I-294, I-88, and I-290**
- **±400,000 Cars Per Day Pass the Property**

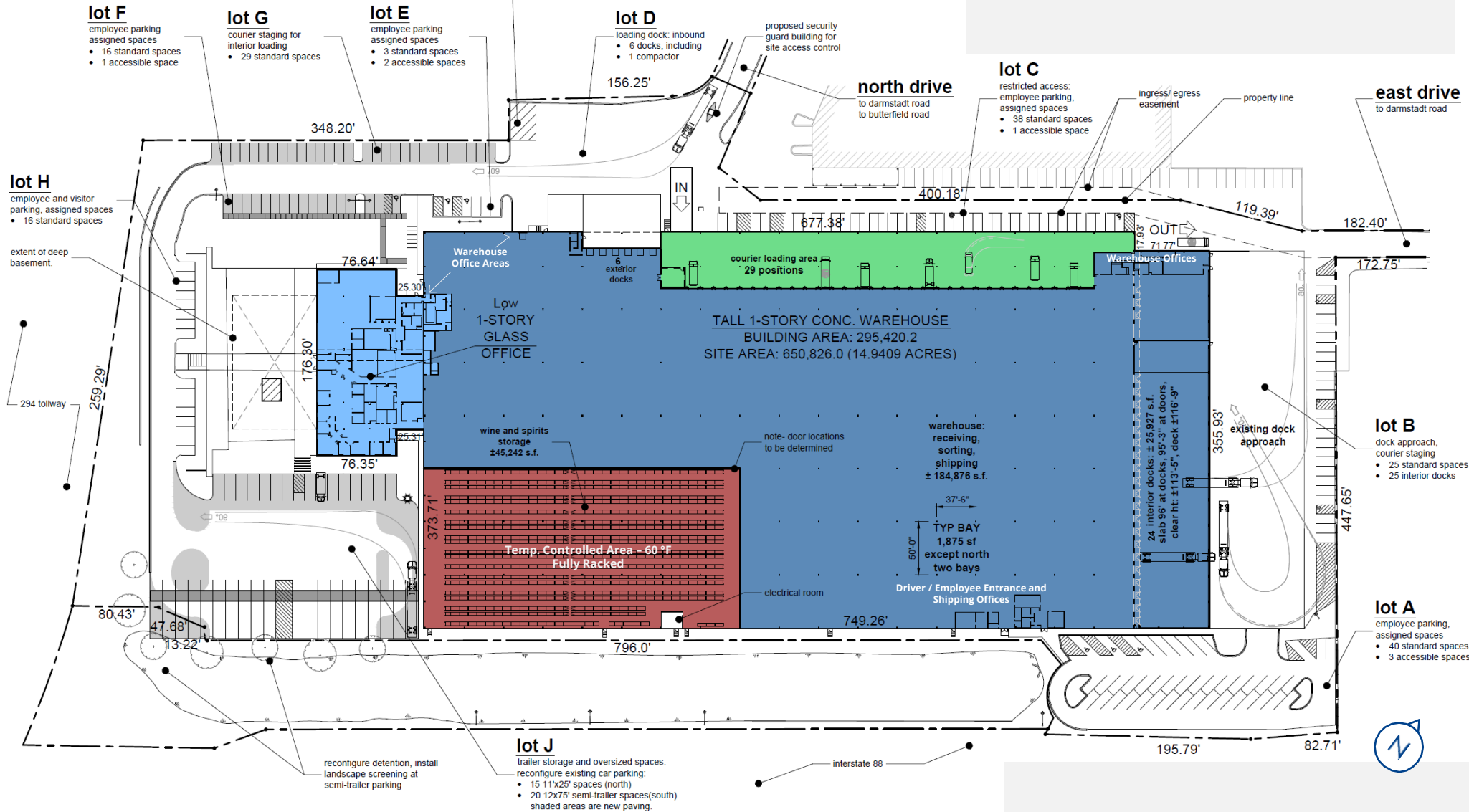
Property Specifications

Building Size	295,393 SF (divisible)	Heat	Rooftop-mounted gas makeup-air units	Parking	±190 car parking spaces ±25 secure trailer stalls
Main Office Area	16,675 SF	Power	3,000A @ 480V	Lighting	T5 Fluorescent
Clear Height	27' 6"	Loading	24 interior docks 6 exterior docks 3 DIDs	Location	Close Proximity to I-290, I-294, and I-88
Column Spacing	50' x 37.5'	Sprinklers	ESFR	Temp. Controlled Area	45,000 SF @ 60° F Fully-racked area
Occupancy	Immediate	Sublease	Through 4/30/2032	Lease Rate	\$9.50 PSF Gross

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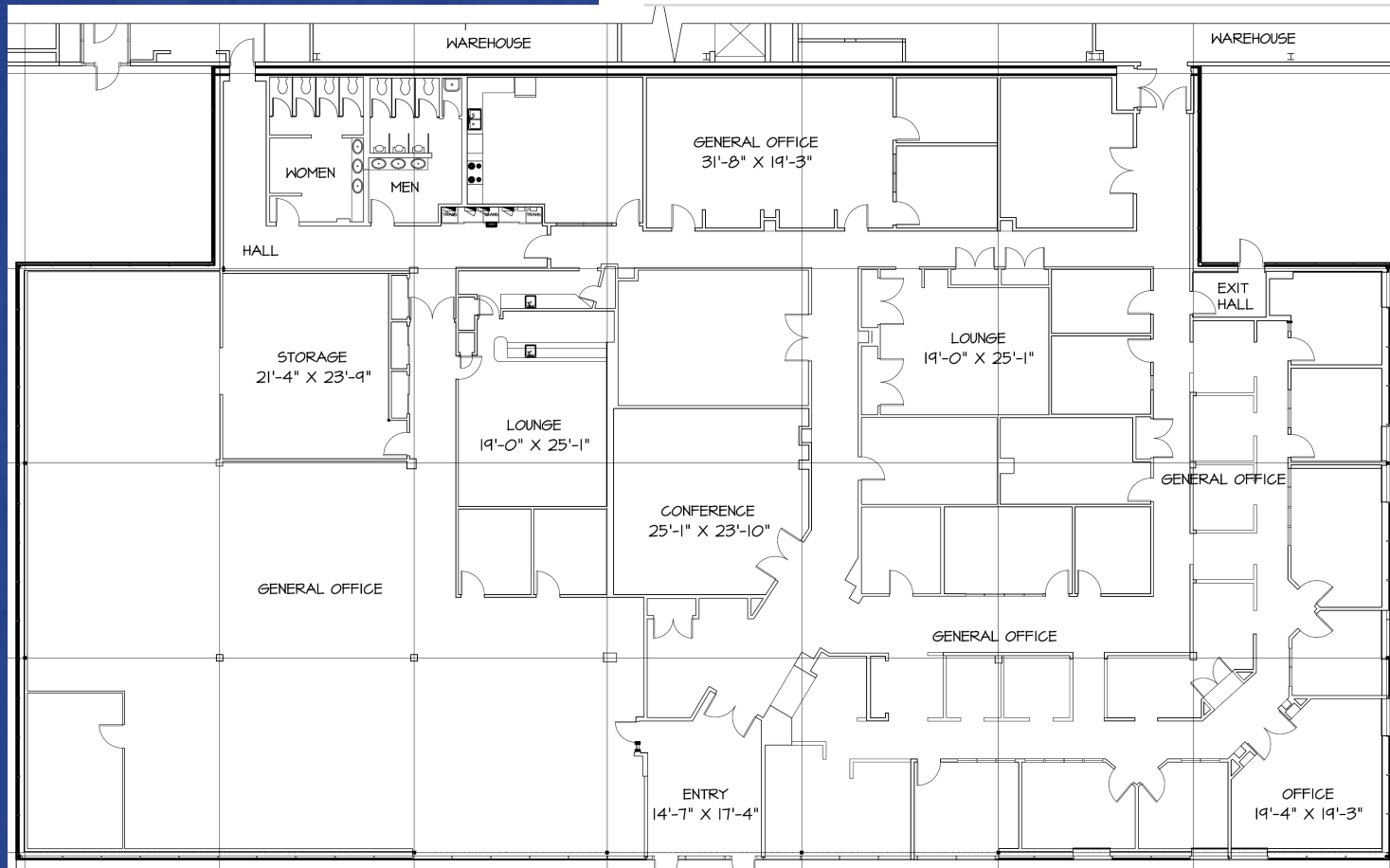
Site Plan

- ESFR sprinkler system
- 27.5' Clear height
- Excellent distribution/fulfillment building – interior courier/van loading area with 29 van loading positions (area is removable if not required)
- Immediate occupancy
- 30 Loading docks (24 interior / 6 exterior)



Office Plan

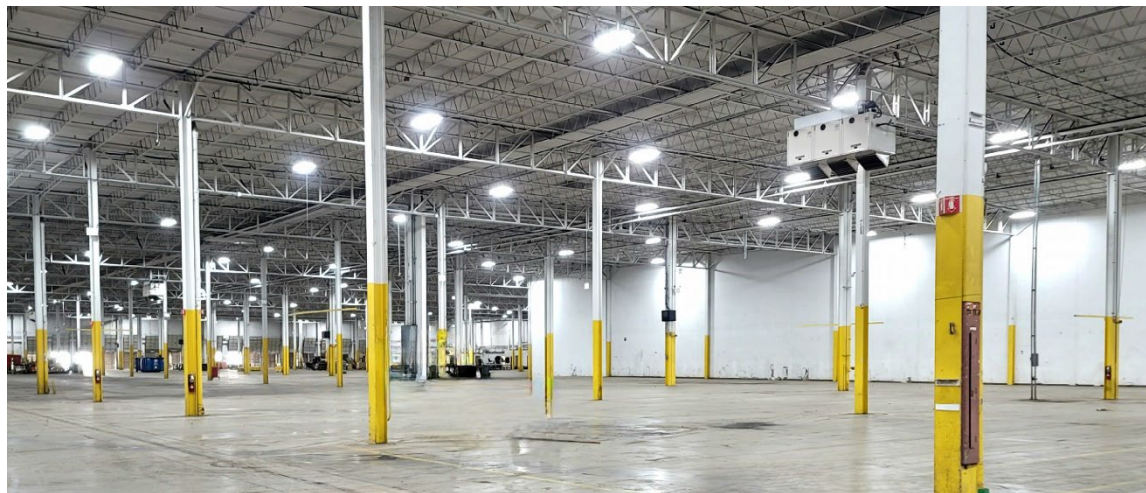
- 16,675 SF of dedicated main office area
- Full glass front with high-image appearance – fully furnished



- Employee entrance with shipping office, driver's waiting area, and restrooms located in warehouse
- Additional shipping offices and restrooms are positioned throughout warehouse area



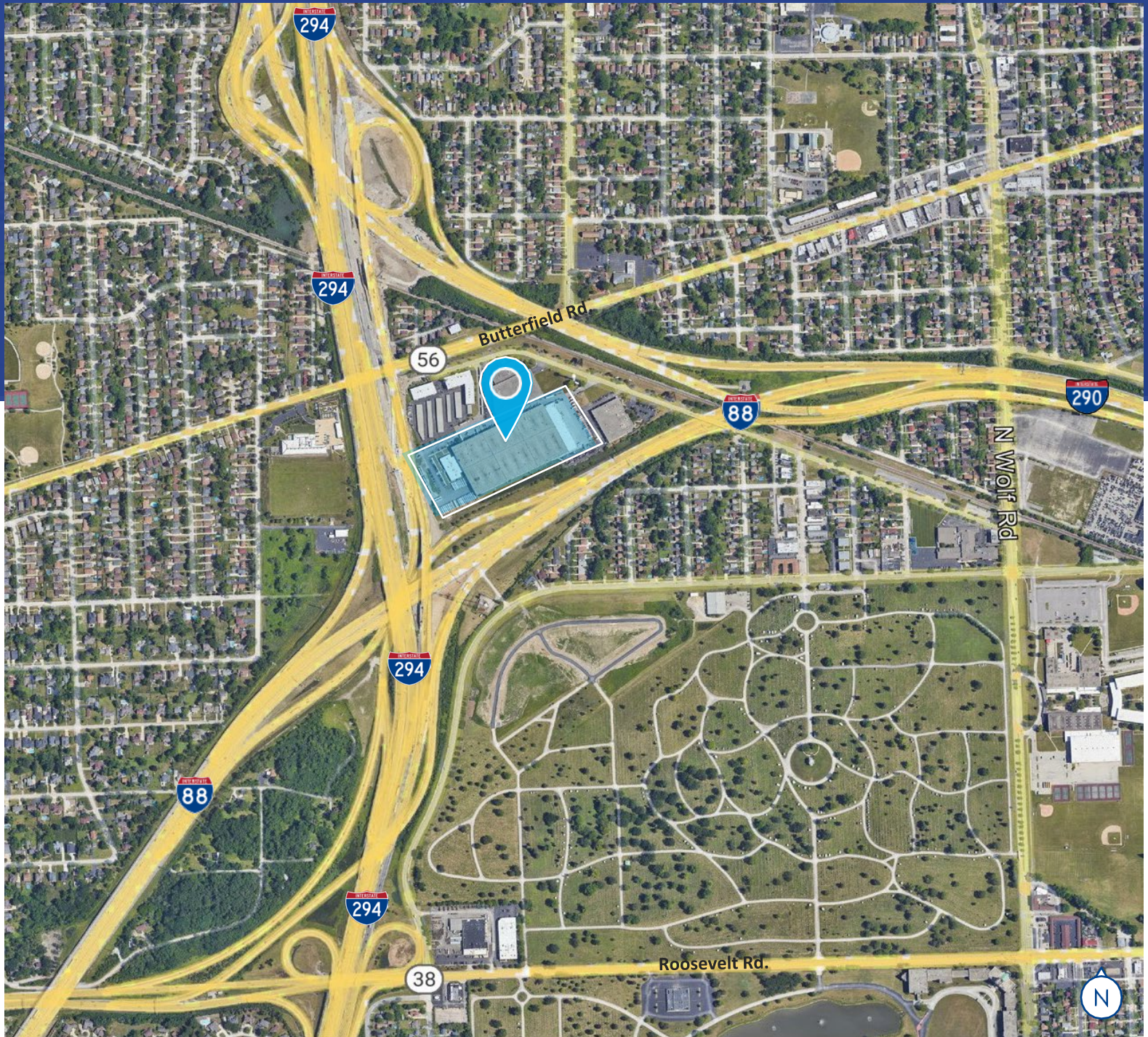
Warehouse Photos



- Very bright warehouse interior with high-output lighting throughout
- All interior walls and ceilings are painted white
- Separate warehouse employee entrance
- Driver's waiting area with restrooms
- Warehouse offices and restrooms are positioned throughout the facility

Aerial & Interstate Map

- Awesome visibility & signage opportunity!
- ±400,000 cars per day pass the property
- Visible from 3 interstates – I-290, I-294, and I-88
- Close to all major suburbs and Chicago Central Business District



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Exclusive Leasing Agent:



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