

**13850 COTTAGE GROVE AVE DOLTON, IL 60419**

**MANUFACTURING | WAREHOUSE | 3PL**

**AVAILABLE NOW**



# Building Specs Overview

→ **SQUARE FOOT - 632,886**

→ **LOT ACRES - 36.31**

→ **YEAR BUILT - 1965**

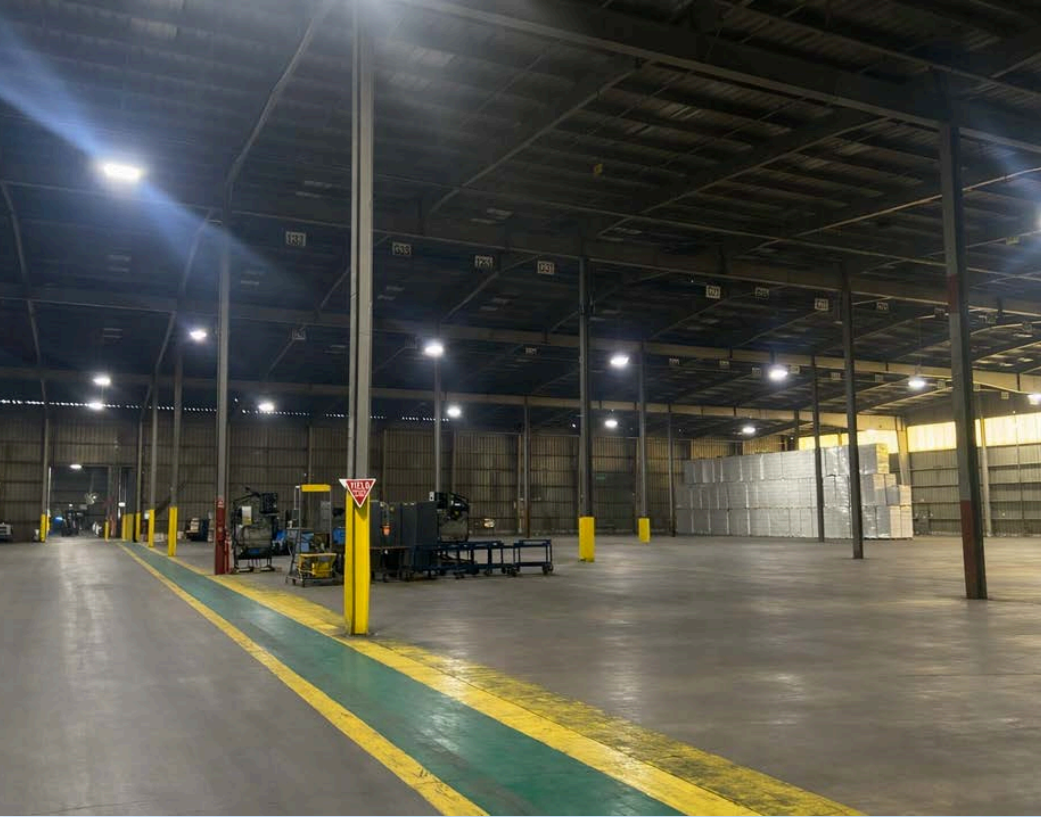
→ **ZONING TYPE - M-2**

→ **CLEAR HEIGHT - 40'**

→ **DRIVE INS - 28**

→ **DOCK DOORS - 3**





## Distribution Centers & Manufacturing Facilities

UPS Terminal (Harvey, IL): 4.2 mi

Ford Chicago Assembly (Dolton): 5.4 Miles

XPO Logistics (Sauk Village): 11.9 miles

FedEx Express (Chicago): 15.6 Miles

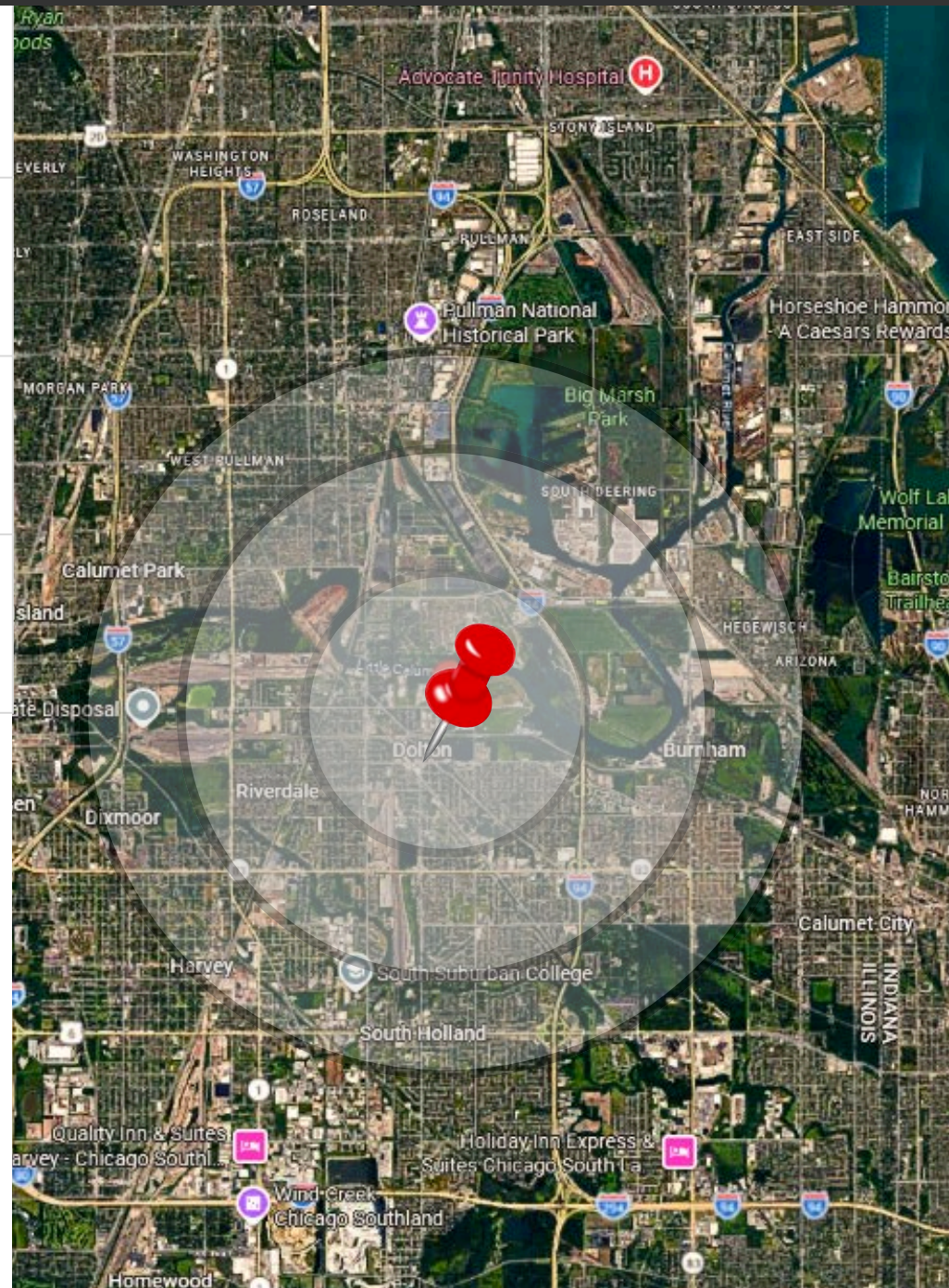
Amazon (Matteson): 16.0 Miles

Chicago Midway Airport: 18.7 Miles



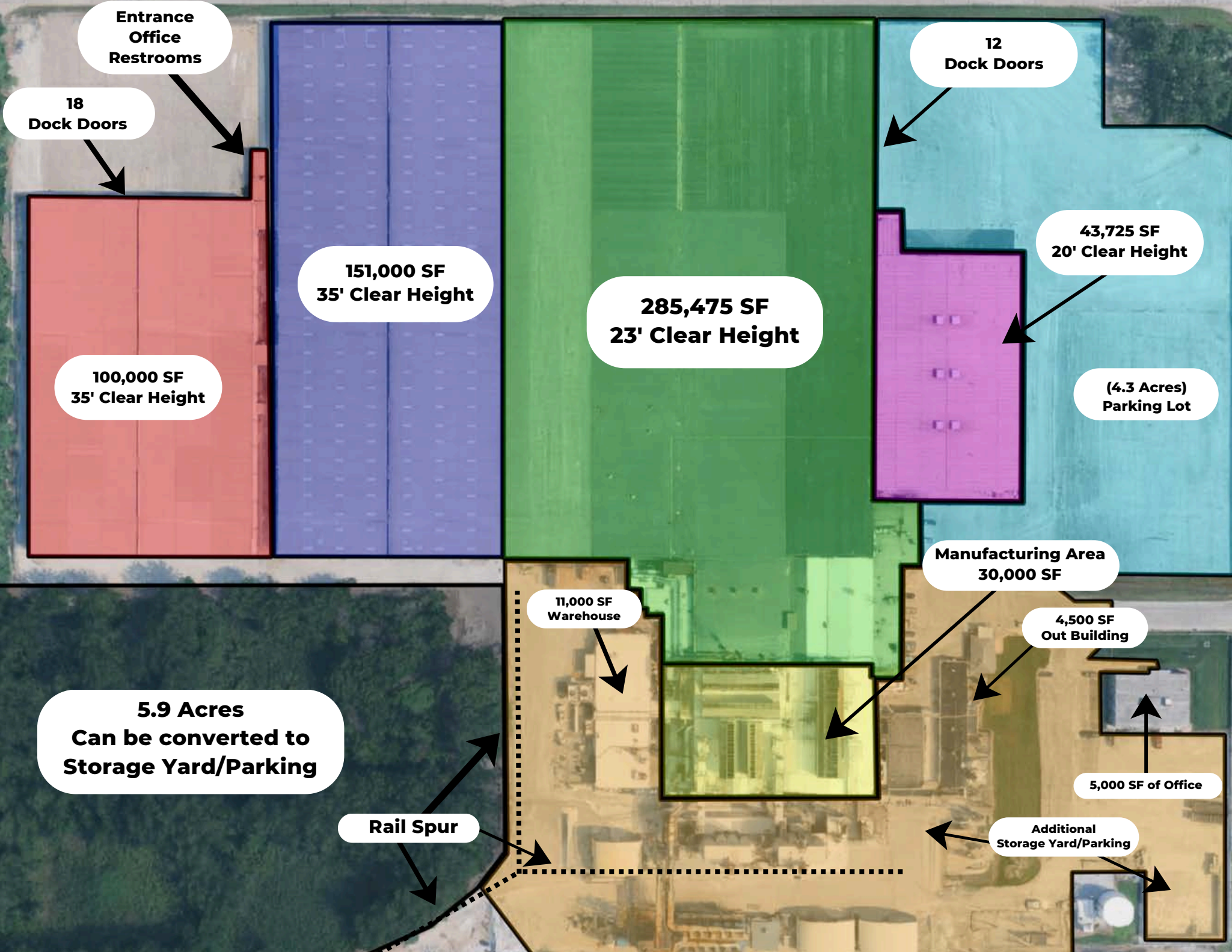
# Demographics & Map Overview

Radius	Total Population	Avg Age	Avg Home Value
<b>1 Mile</b>	12,924	35	\$145,000
<b>3 Miles</b>	100,067	39	\$168,000
<b>5 Miles</b>	280,958	40	\$198,000



The surrounding area provides a large and established population base, with approximately 281,000 residents and over 100,000 households within a five-mile radius of the property.

The area maintains an average age of approximately 40 years and an average household size of 2.6 persons, indicating a stable working-age population. This dense residential base supports a strong local workforce and labor pool, making the location well suited for industrial, manufacturing, and logistics operations.



Entrance  
Office  
Restrooms

18  
Dock Doors

12  
Dock Doors

151,000 SF  
35' Clear Height

285,475 SF  
23' Clear Height

43,725 SF  
20' Clear Height

100,000 SF  
35' Clear Height

(4.3 Acres)  
Parking Lot

Manufacturing Area  
30,000 SF

11,000 SF  
Warehouse

4,500 SF  
Out Building

5.9 Acres  
Can be converted to  
Storage Yard/Parking

Rail Spur

5,000 SF of Office

Additional  
Storage Yard/Parking



# Rob Zuccaro



**Senior Vice President Of Leasing**



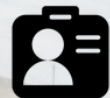
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# Danny Miles



**VP of Acquisitions**



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