



7700 S. 78TH AVENUE BRIDGEVIEW, IL 60445

**FOR SALE
OR LEASE**

**93,555 SF
AVAILABLE**

LOCATION HIGHLIGHTS:

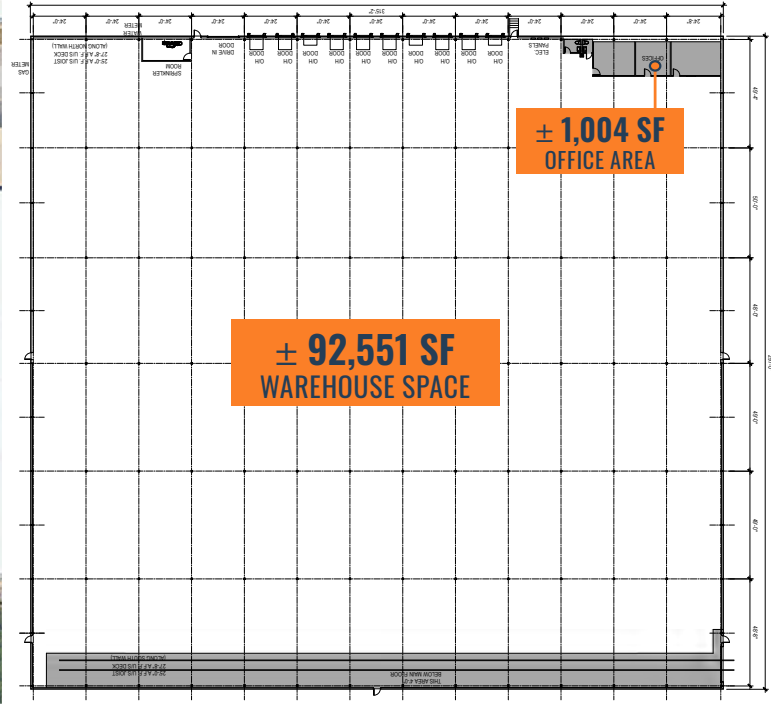
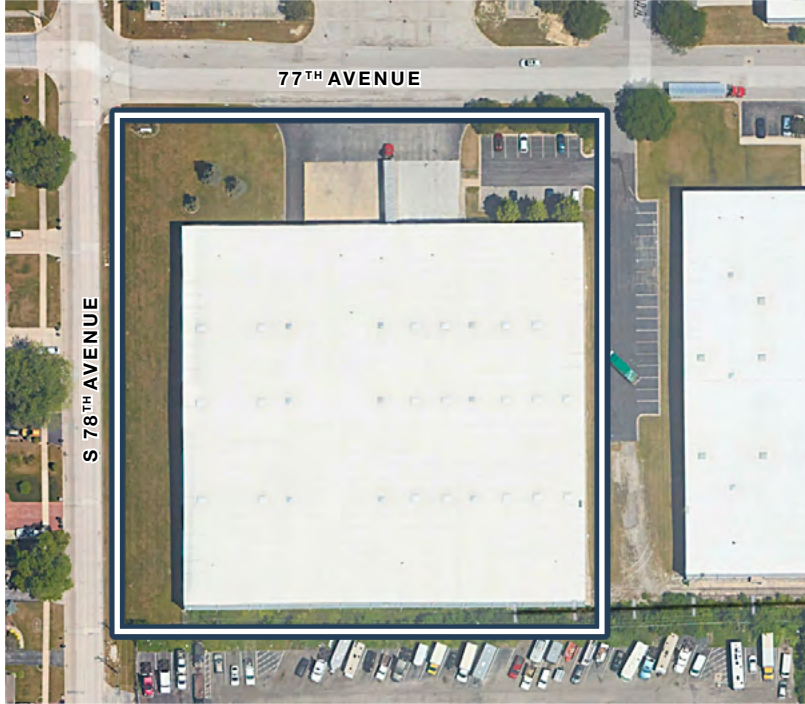
- Located within the TradeLane Bridgeview Distribution Center
- Immediate access to I-294, I-55, Harlem Avenue, & Archer Avenue
- Minutes to I-55 via LaGrange Road (Rte 45) full interchange and via the Archer Avenue (IL-171) full interchange
- 7 miles to Midway International Airport
- 16 Miles to Chicago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



SPACE FEATURES

- Building Size: 93,555 SF
- Available SF: 93,555 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: 17 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: \$2.92 PSF
- Operating Expenses:
 - CAM: \$0.19 PSF
 - Insurance: \$0.17 PSF
 - Mgmt Fee: 3% of Effective Gross Revenue





CONTACT

ALEX SUTTERER

Vice President
+1 630 693 0644
asutterer@hiffman.com

PACKY DOYLE

Vice President
+1 630 691 0601
pdoyle@hiffman.com

NAIHiffman
Commercial Real Estate Services, Worldwide

One Oakbrook Terrace, Suite 400
Oakbrook Terrace, IL 60181
630 932 1234 www.hiffman.com