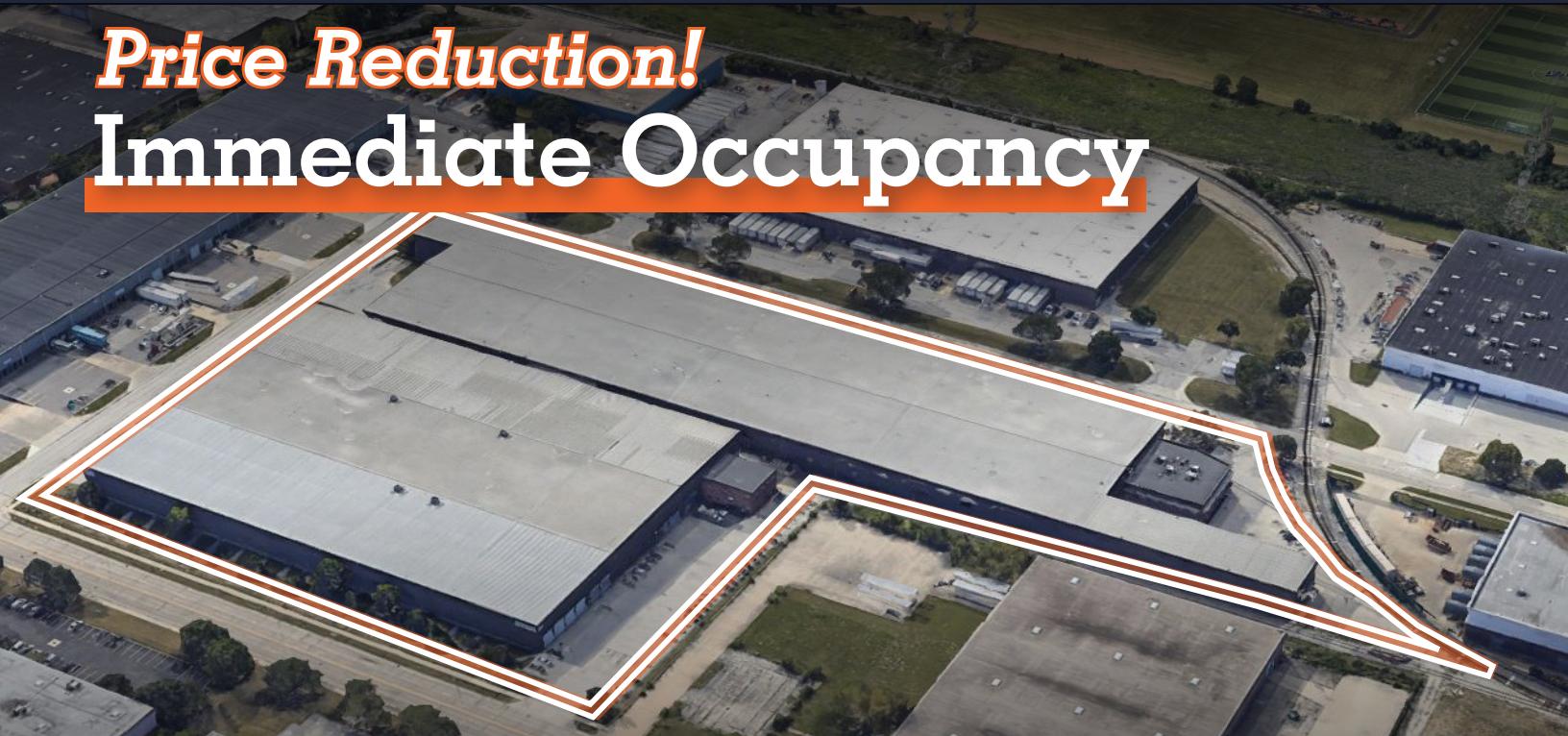


Price Reduction! Immediate Occupancy



Building Details

**Sale Price
\$21,500,000**

Building Size	344,450 sf
Land Site	11.58 ac
Office Size	17,900 sf (2 floors)
Clear Height	27' clear
Loading	26 drive-in doors
Rail Doors	3 rail access doors
Cranes	15 Total - 10 to 43 tons
Parking:	103 cars
Sprinklers	Wet
Zoning	I-1 (Light Manufacturing)
Year Built:	1973
Power:	480v/2000a 1500kVA transformer (headquarters) 480v/1200a 1000kVA transformer (engineering) Primary to transformers is 13.4kV

Comments:

- *Rail served by Belt Railway*
- *Close proximity to I-55 at Cicero Avenue*
- *Close proximity to public transportation*
- *4.7 miles to Midway International Airport*
- *22 miles to O'Hare International Airport*

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847.232.8604

 Click or scan to view
property video



Interior Photos

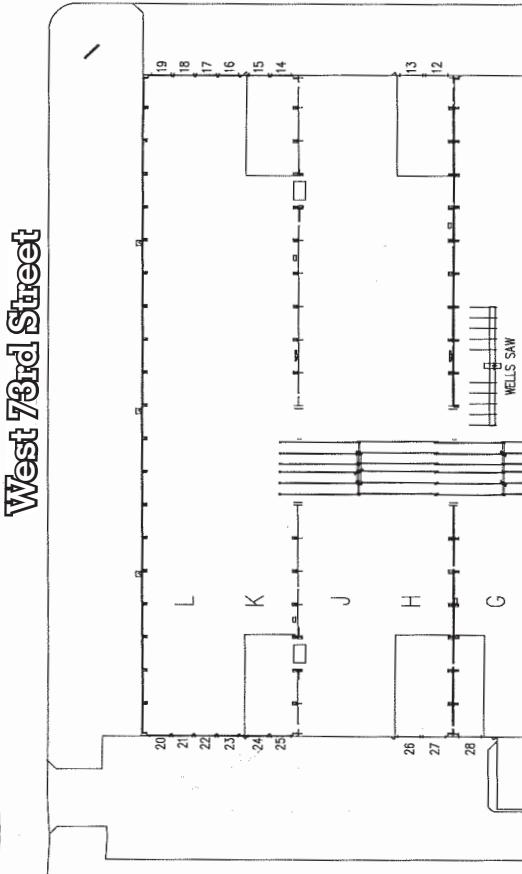
 Click or scan to view property video 



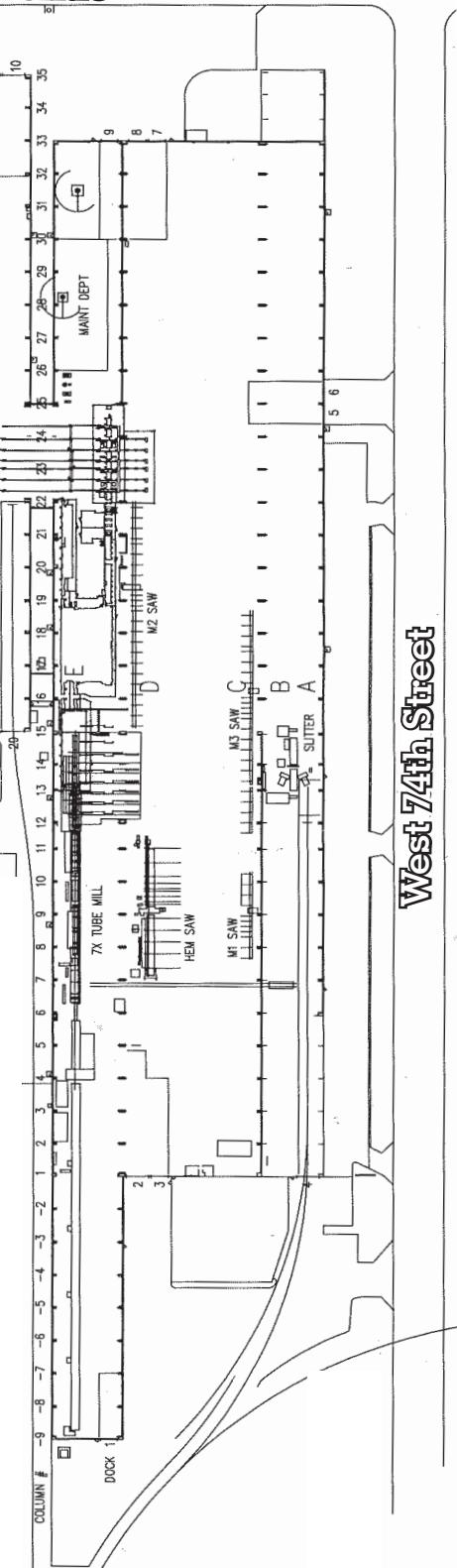


Meade Avenue

West 73rd Street



West 74th Street



Building Size	344,450 sf
Land Site	11.58 ac
Office Size	17,900 sf (2 floors)
Clear Height	27' clear
Loading	26 drive-in doors
Rail Doors	3 rail access doors
Cranes	15 total - 10 to 43 tons
Parking:	103 cars
Sprinklers	Wet
Zoning	I-1 (Light Manufacturing)
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A transportation & shipping hub



Chicagoland is home to the largest switching terminal in the U.S. and six of the seven Class 1 rail lines



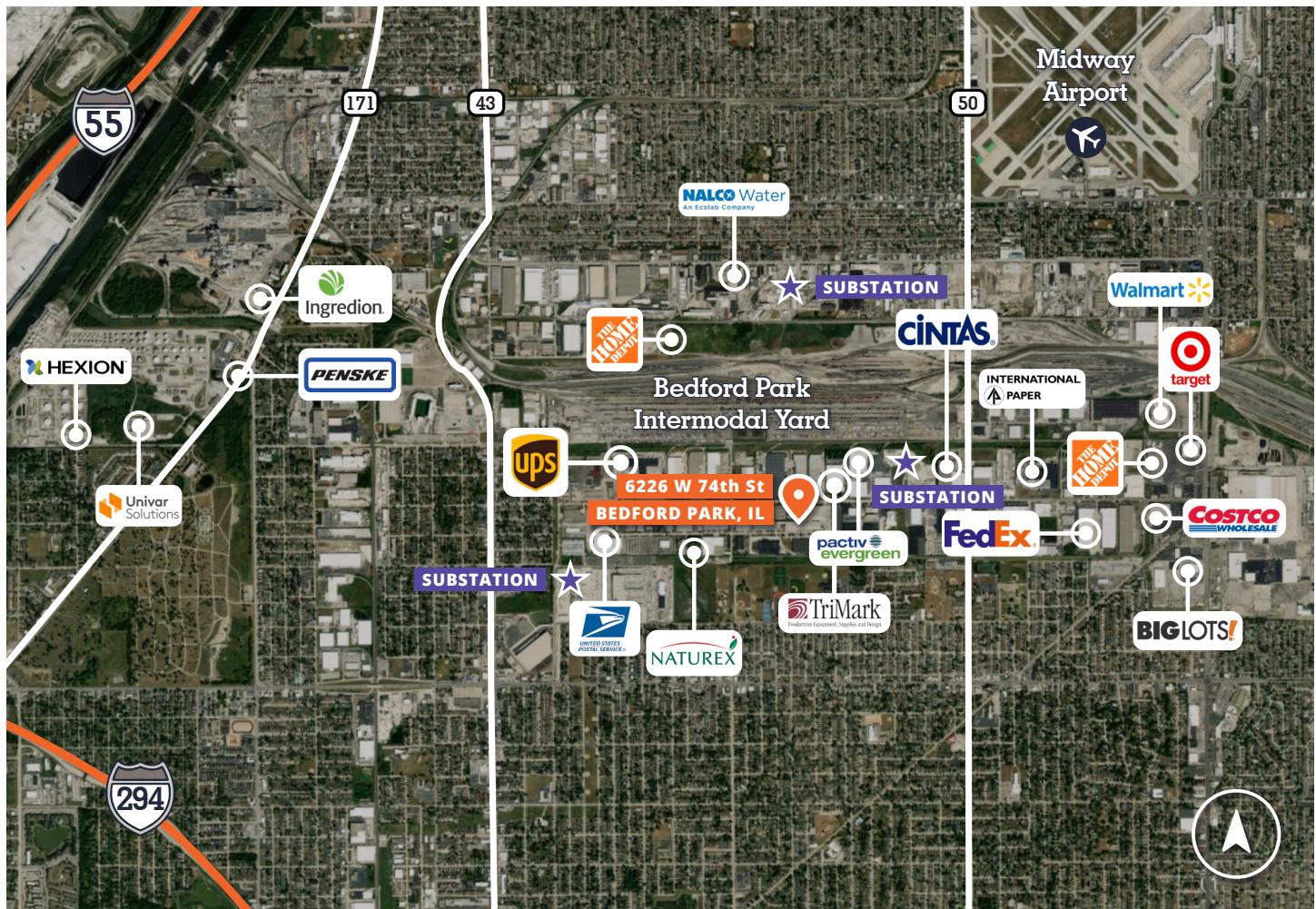
O'Hare International airport has the 4th highest volume air freight ports in the U.S.



The Chicago/Indiana border is a national leader in pass-through interstates and shortest distance to the median center of U.S. population



Corporate neighbors & demographics



15-30-45 Minute Demographics

Average Household Income

\$97,371 \$108,282 \$116,999

Total Current Population

300,770 1,922,931 5,365,829

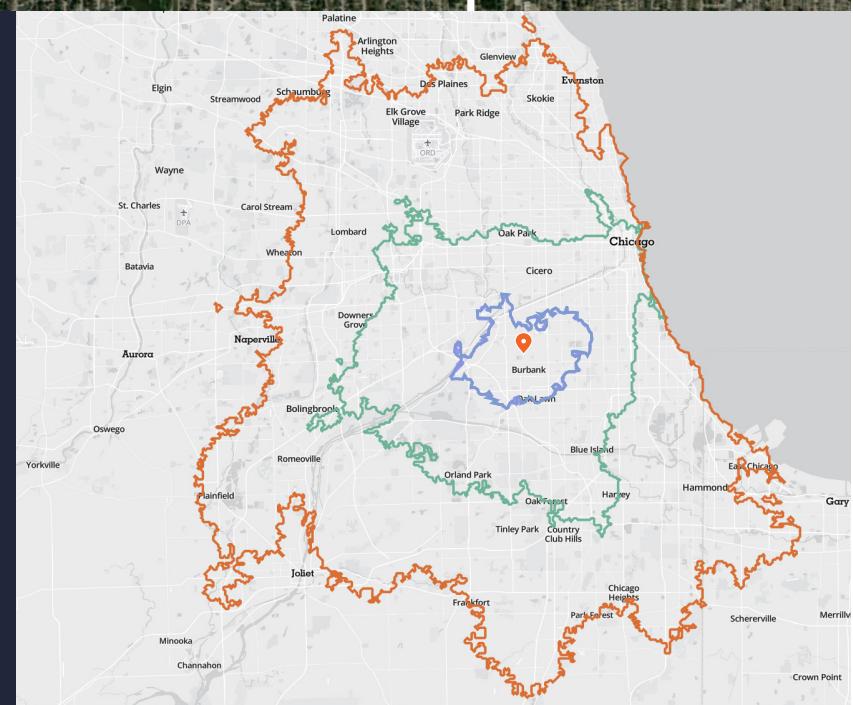
Blue Collar Employees

31,444 327,571 834,154

15 Minutes

30 Minutes

45 Minutes



For sale

344,450 SF

6226 W. 74th Street
Bedford Park, IL

 Click or scan to view
property video



**AVISON
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E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

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