

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

For more information,
please contact:

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Click or scan to view
property video



Interior Photos





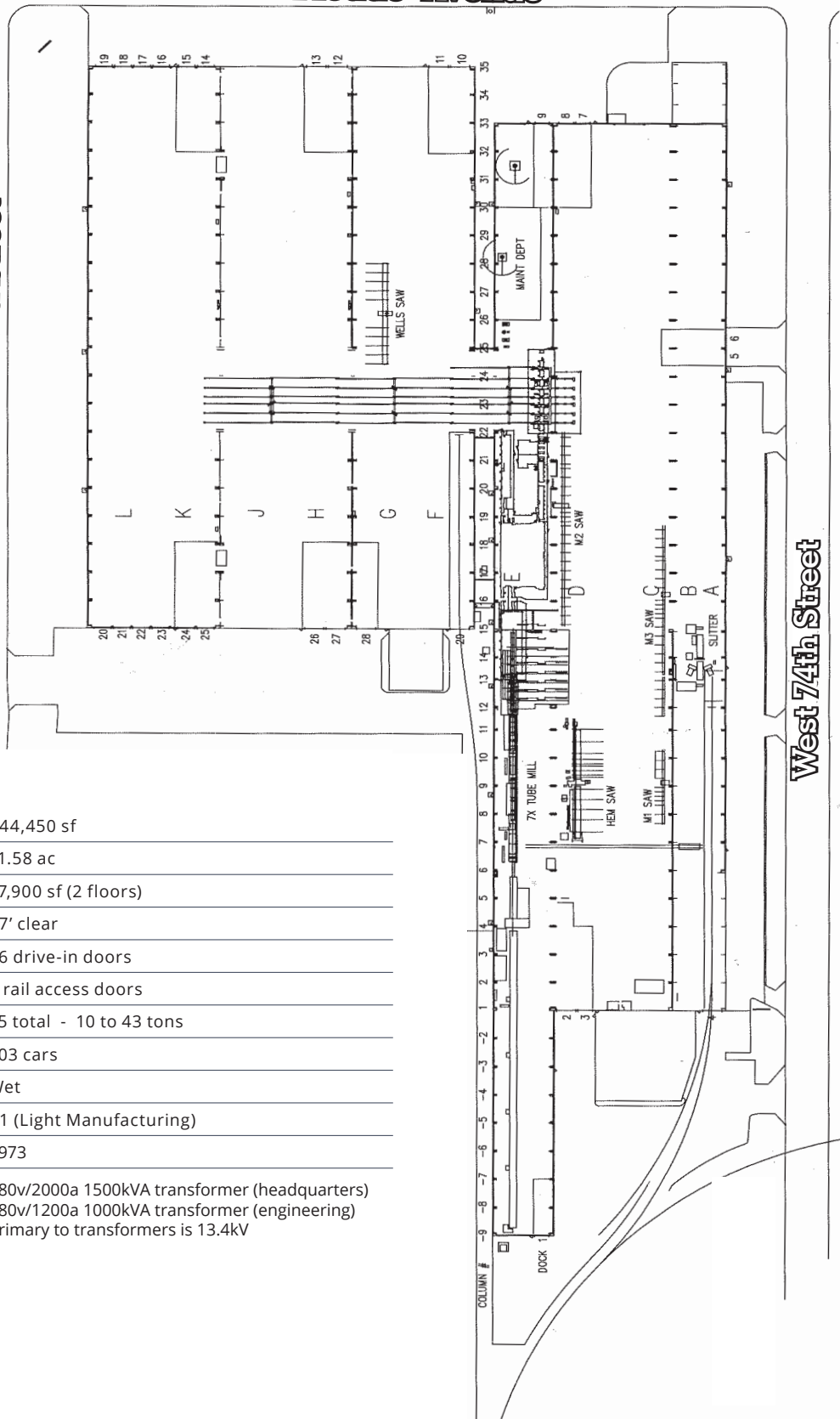
West 73rd Street

Meade Avenue

West 74th Street

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**AVISON
YOUNG**



A transportation & shipping hub



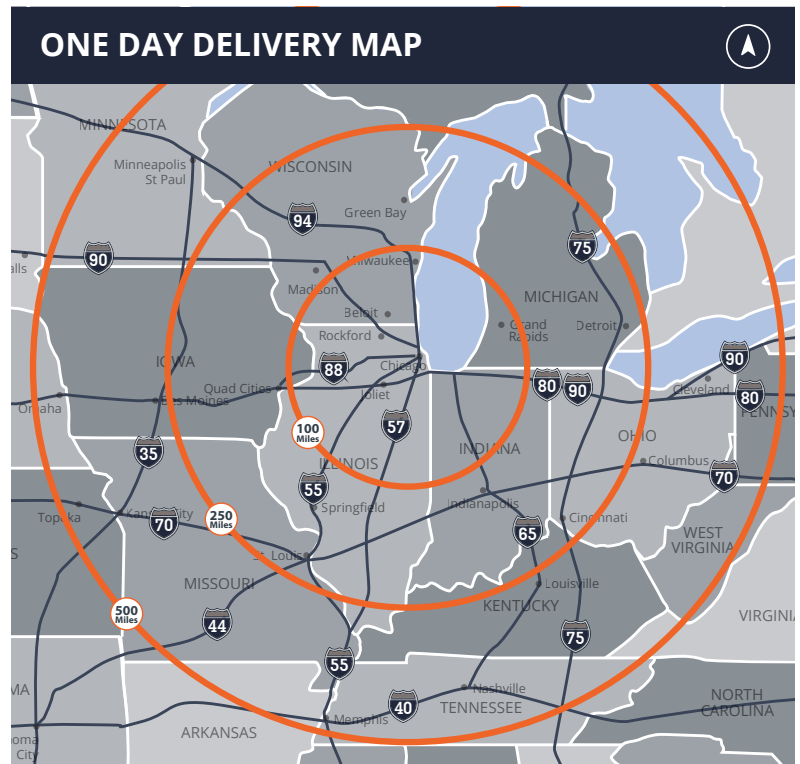
Chicagoland is home to the largest switching terminal in the U.S. and six of the seven Class 1 rail lines



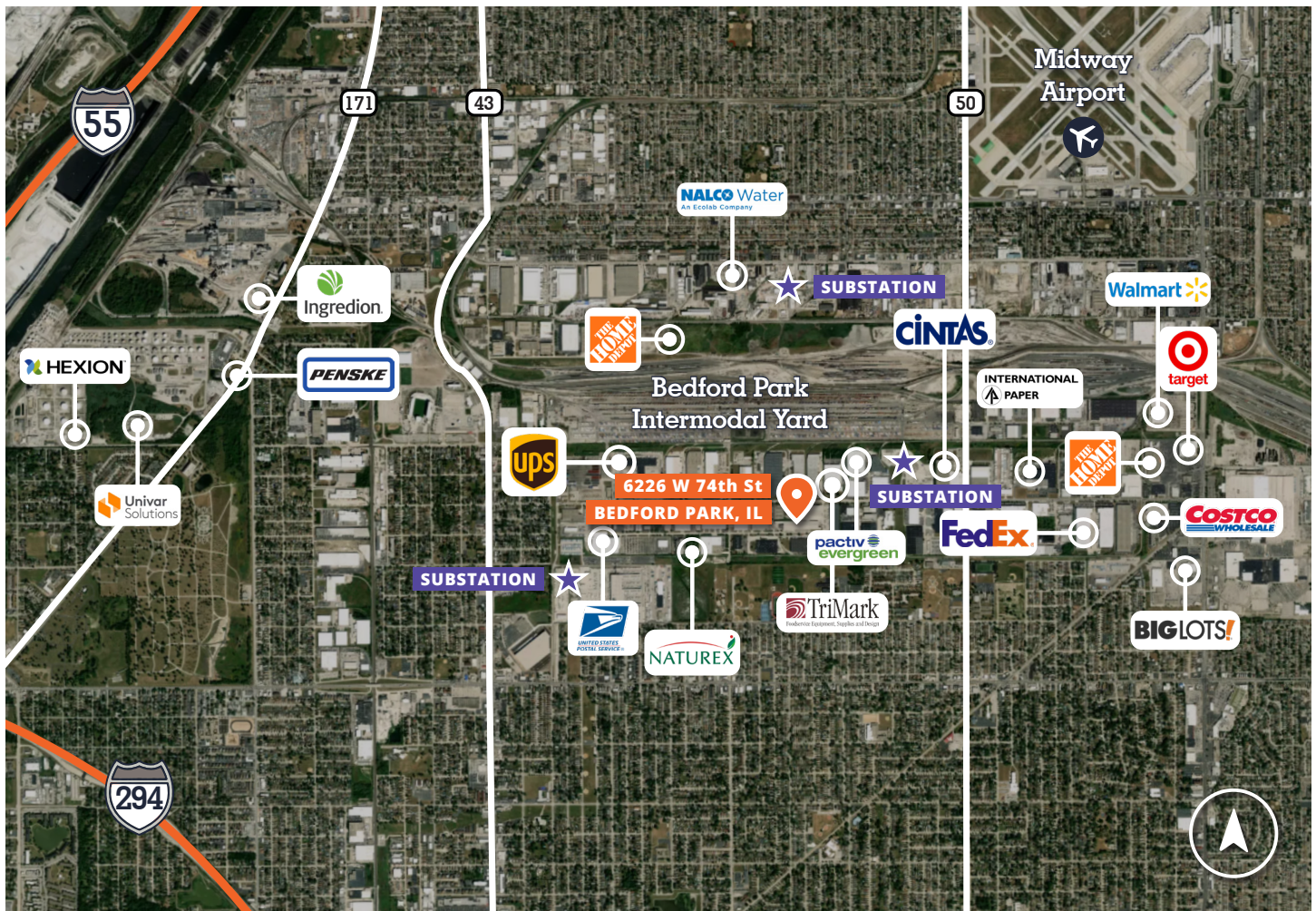
O'Hare International airport has the 4th highest volume air freight ports in the U.S.



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**

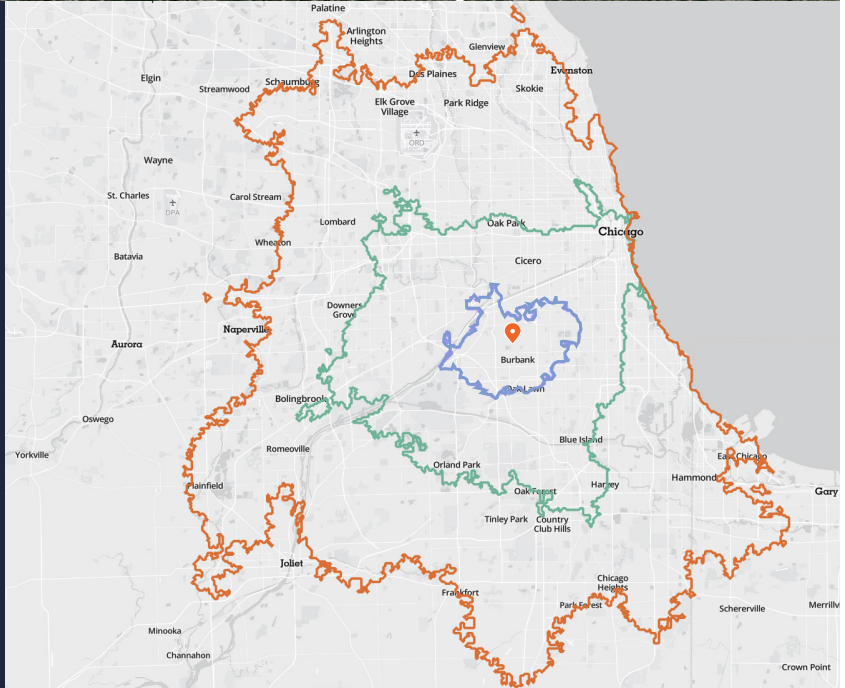
Total Current Population

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



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