

FOR SALE
OR LEASE

8701W.
50th St.

McCook, Illinois

42,726 Sq. Ft.

PERMITTED OUTSIDE STORAGE



Features

- Available Size: 42,726 SF (Divisible)
- Site Size: 4.54 acres
- Office: 5,000 - 20,403 SF
- Clear Height: 24' clear
- Loading: 2 exterior docks, 1 drive-in door (both expandable)
- Car Parking: 324 spaces
- Trailer Parking: Up to 50 spaces
- Heavy Power: 1200 amps, 270/480 volts
- Lease Rate: Subject to Offer
- Sale Price: Subject to Offer
- Located in one of Chicago's top industrial submarket
- Top infill location with immediate highway access via four way interchange @ I-55
- High quality pre-cast construction
- Zoning allows for outdoor storage
- Est. Real Estate Taxes: \$76,358 (\$1.78/SF) with 6B in place through 2030

Contact

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Patrick Turner

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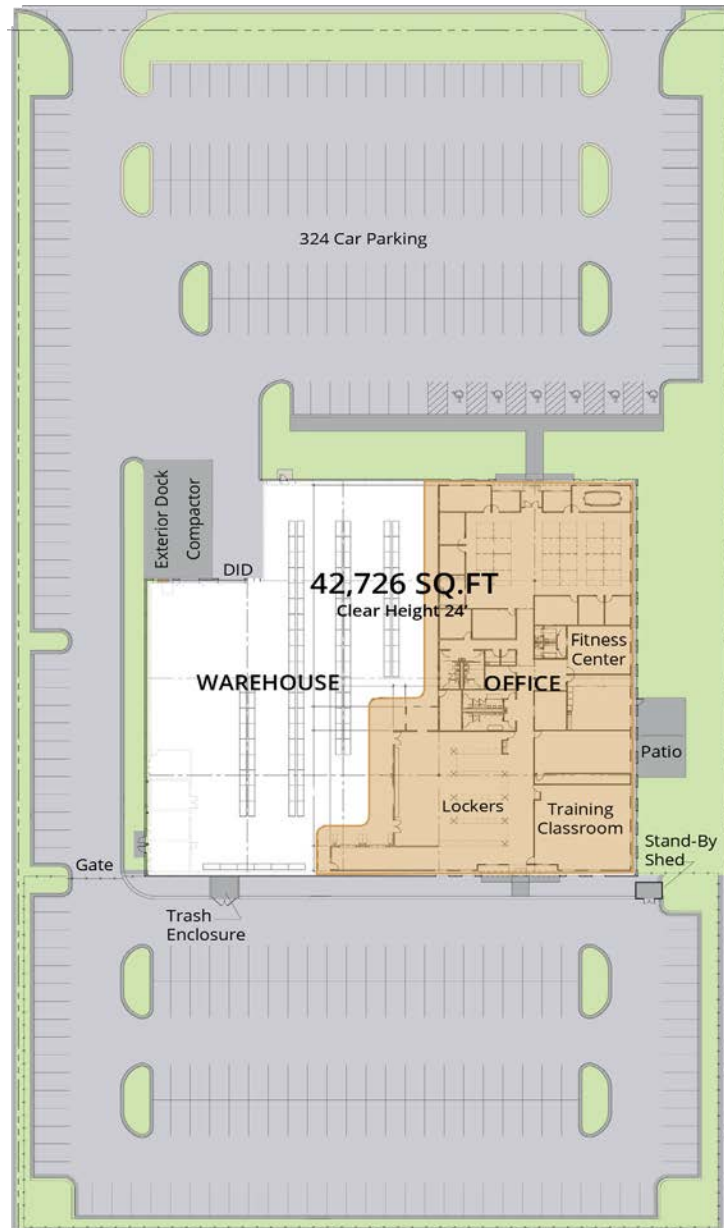


Accelerating success.

42,726 SF Industrial Space for Sale or Lease

8701 W. 50th St. | McCook, IL

Existing Site Plan



6250 North River Road
Suite 11-100
Rosemont, IL 60018

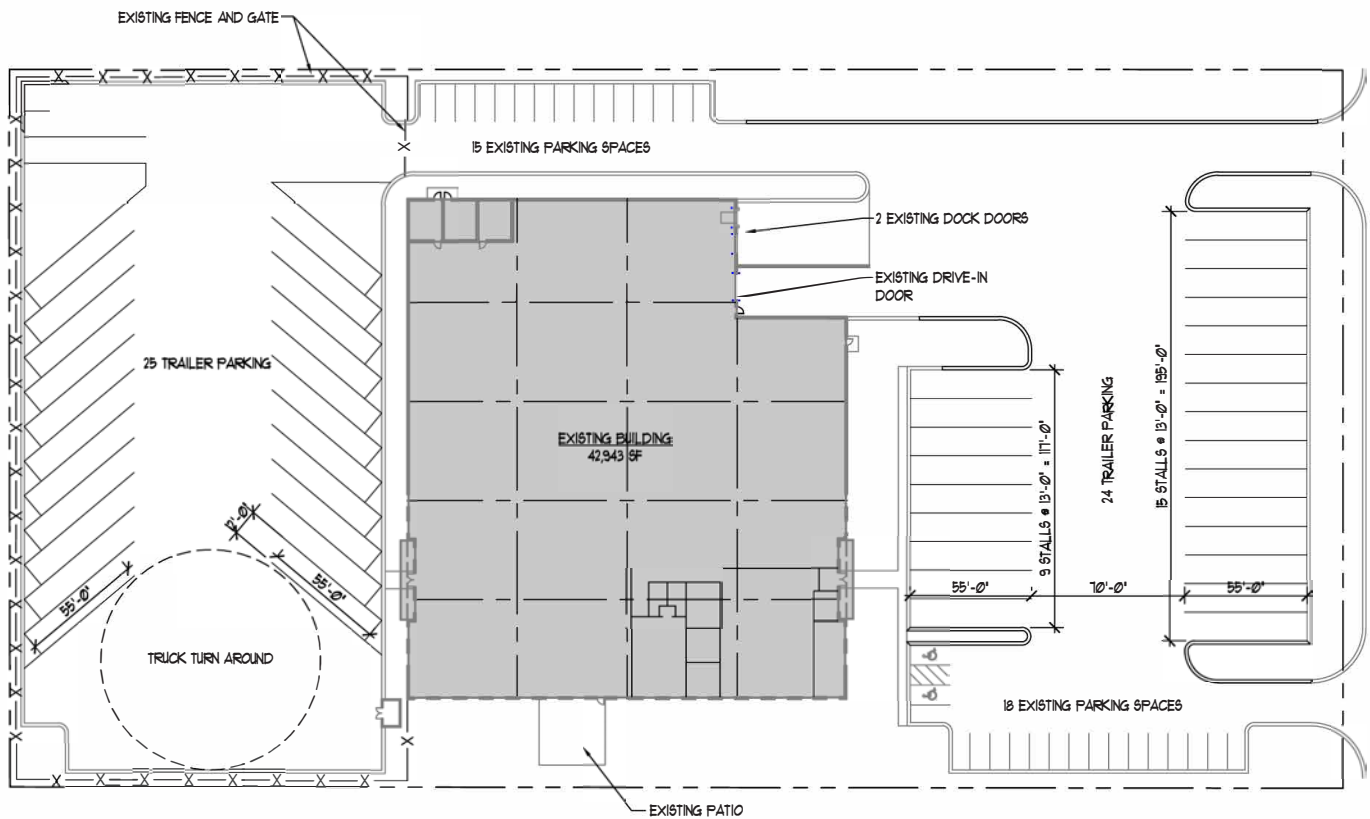
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Single tenant concept plan with trailer storage or outside storage



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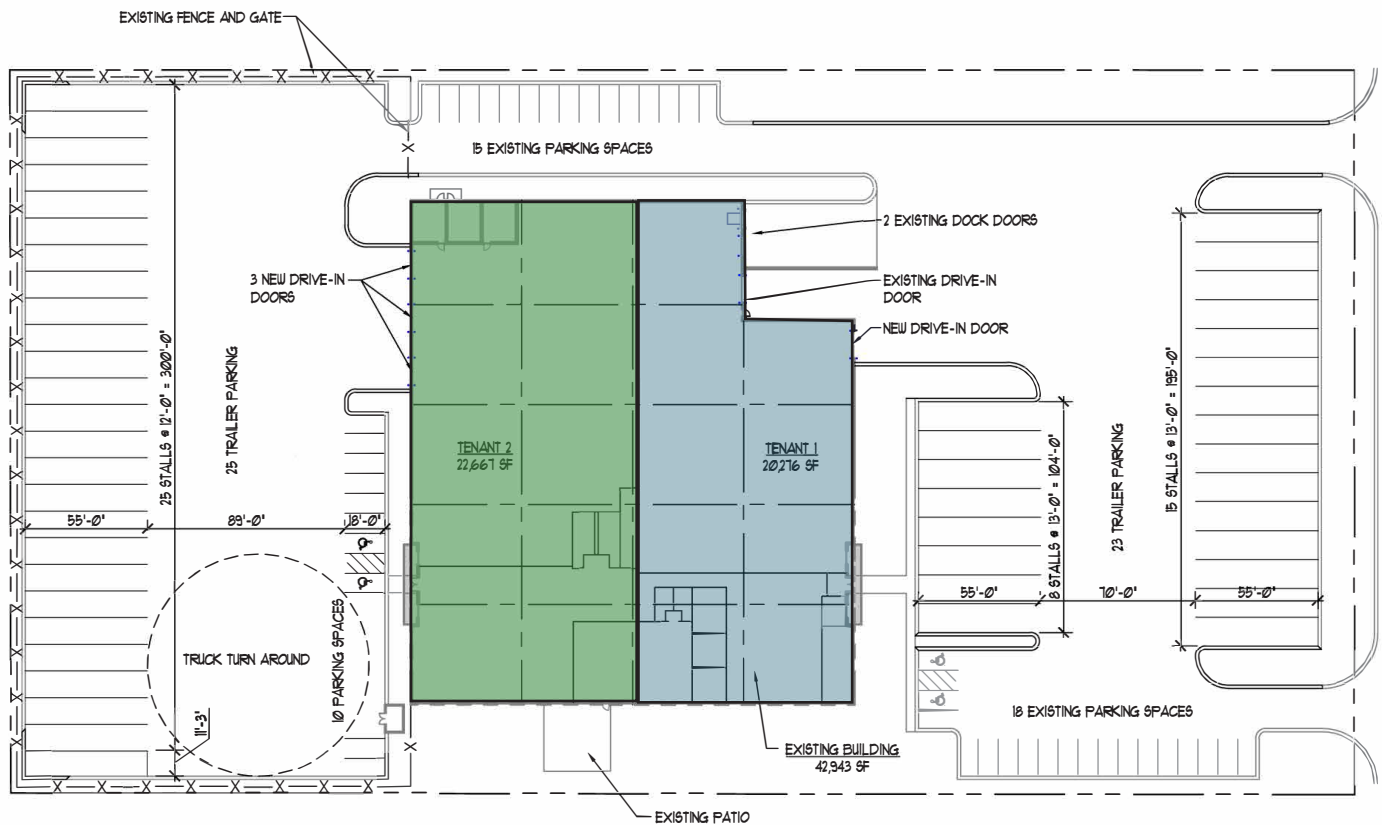
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42,726 SF Industrial Space for Sale or Lease

8701 W. 55th St. | McCook, IL

Two Tenant concept plan with secured parking for each Tenant



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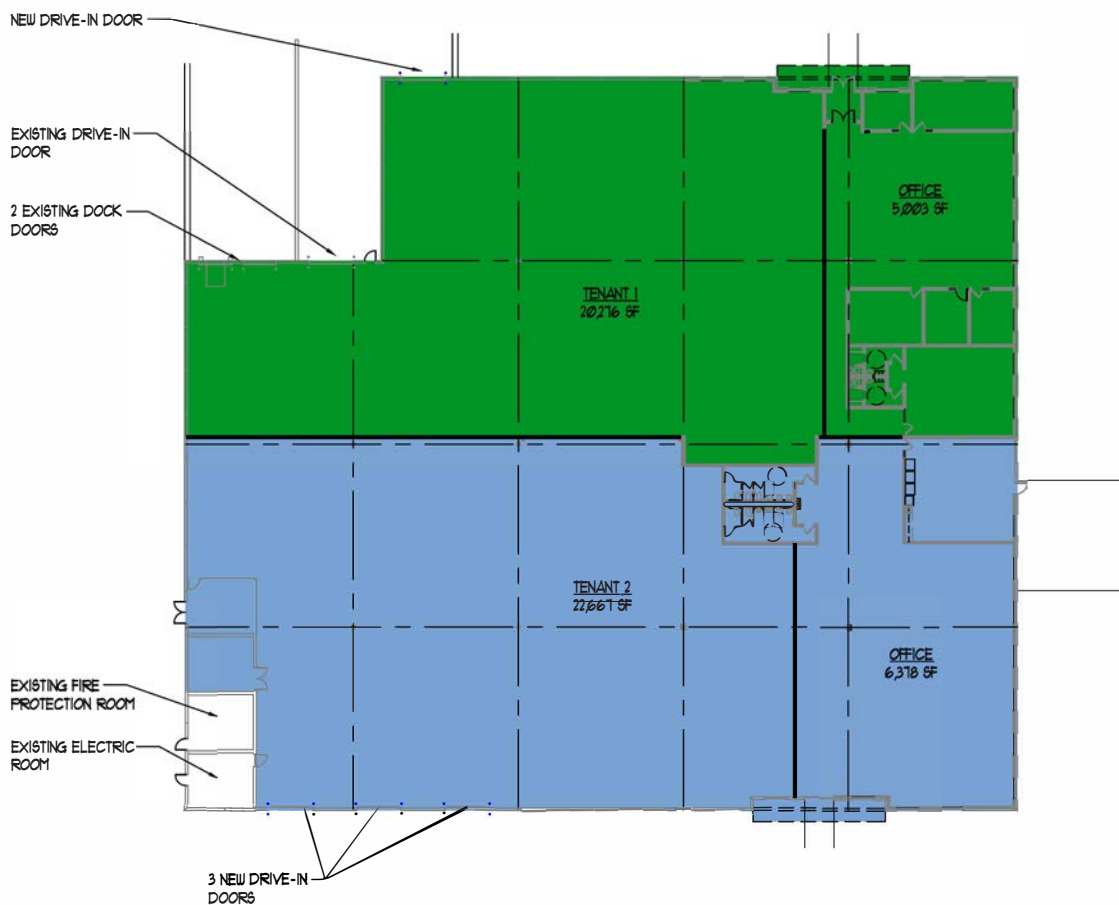
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42,726 SF Industrial Space for Sale or Lease

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Two Tenant concept plan for offices



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42,726 SF Industrial Space for Sale or Lease

8701 W. 50th St. | McCook, IL

Chicago
CBD

Midway
Airport



4-way Interchange



50th Street



6250 North River Road
Suite 11-100
Rosemont, IL 60018

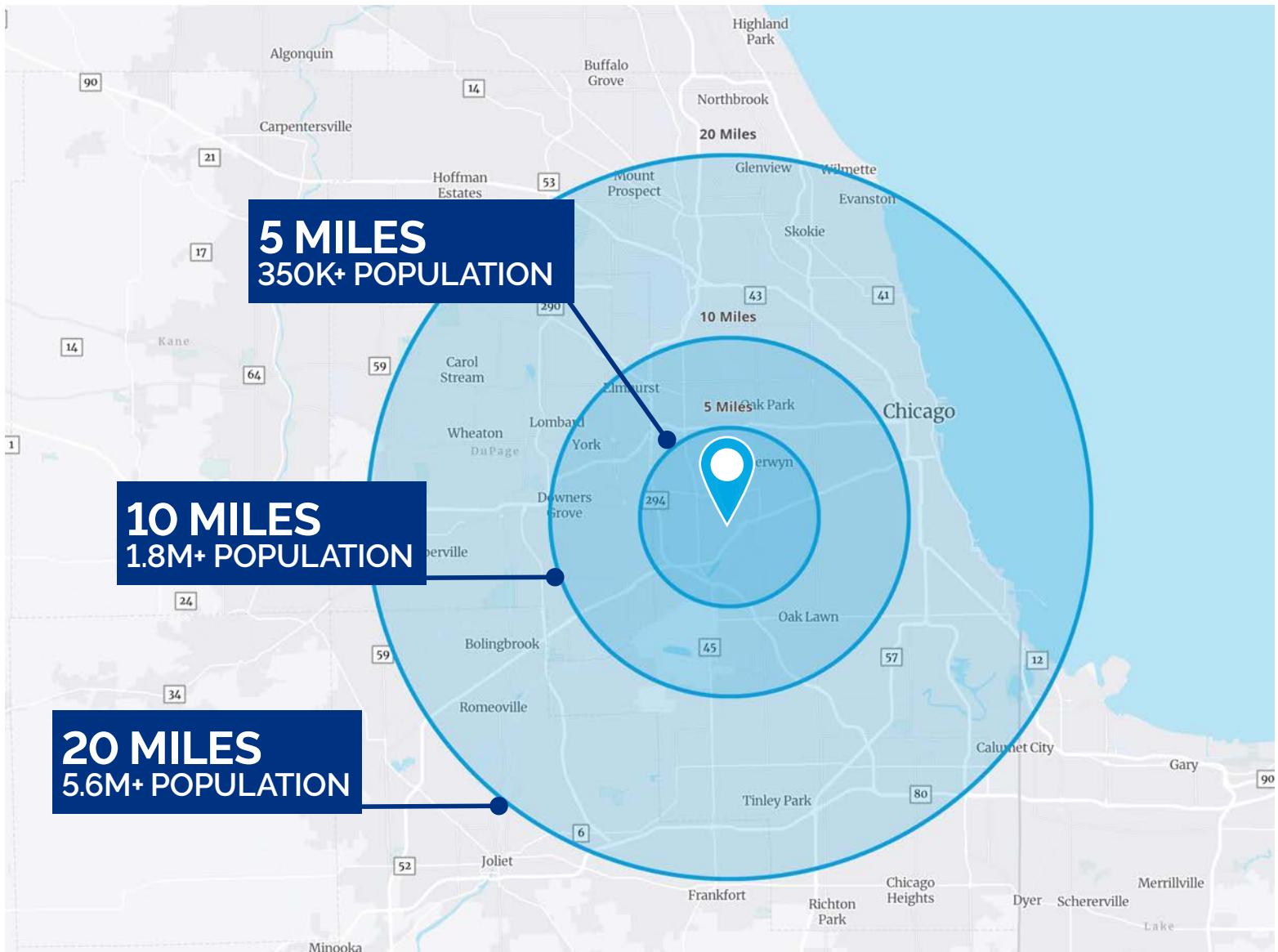
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Area Population



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