

4041-4179 W OGDEN AVENUE

LAND/
BUILD TO SUIT
SITES

15 ACRES AVAILABLE

Building 1 54,125 SF
Building 2 168,800 SF

[4041-4179 W. Ogden Avenue, Chicago, IL 60623](#)



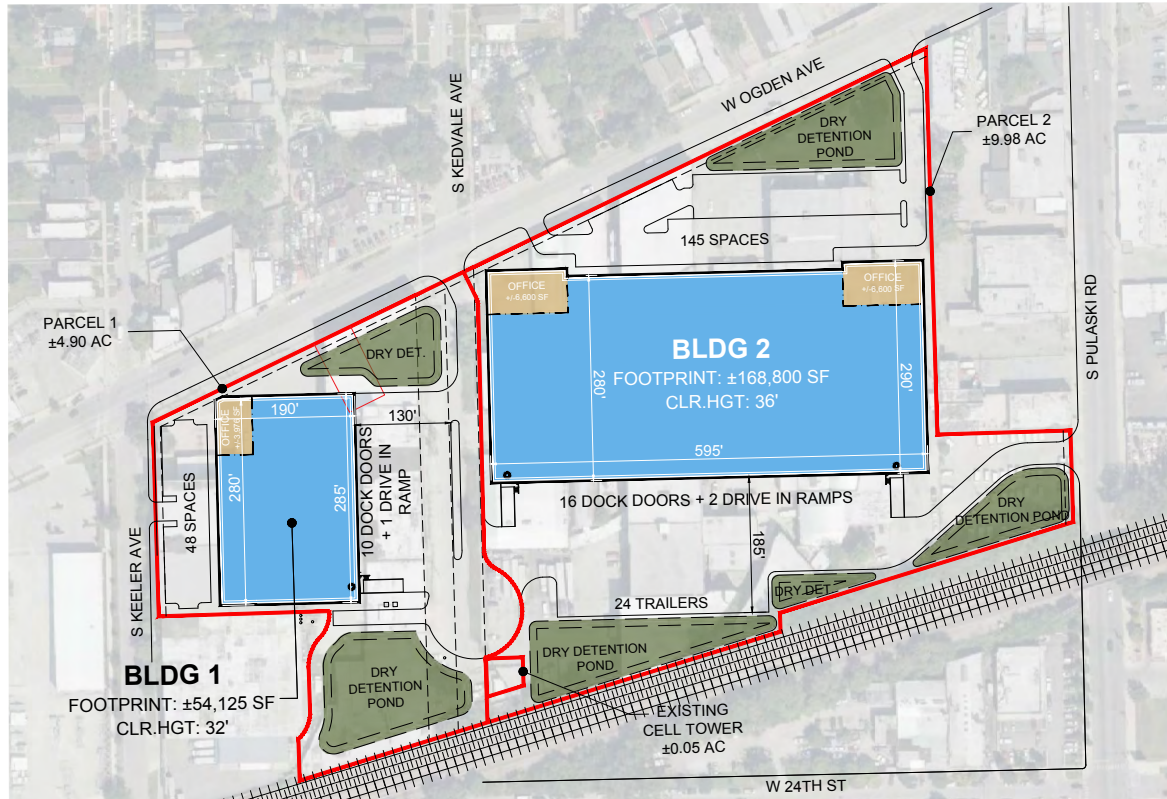
- Rare Chicago infill site
- Easy access to I-290 & I-55
- Less than 2 miles to BNSF Intermodal



 **IDI Logistics**
CBRE

PROPOSED BUILDINGS

up to 222,925 SQUARE FEET



BUILDING 1:	54,125 SF
POTENTIAL OFFICE:	3,976 SF
CLEAR HEIGHT:	32'
DOCK DOORS:	10
DRIVE-IN DOORS:	1
TRUCK COURT:	130'
AUTO PARKING:	48 spaces

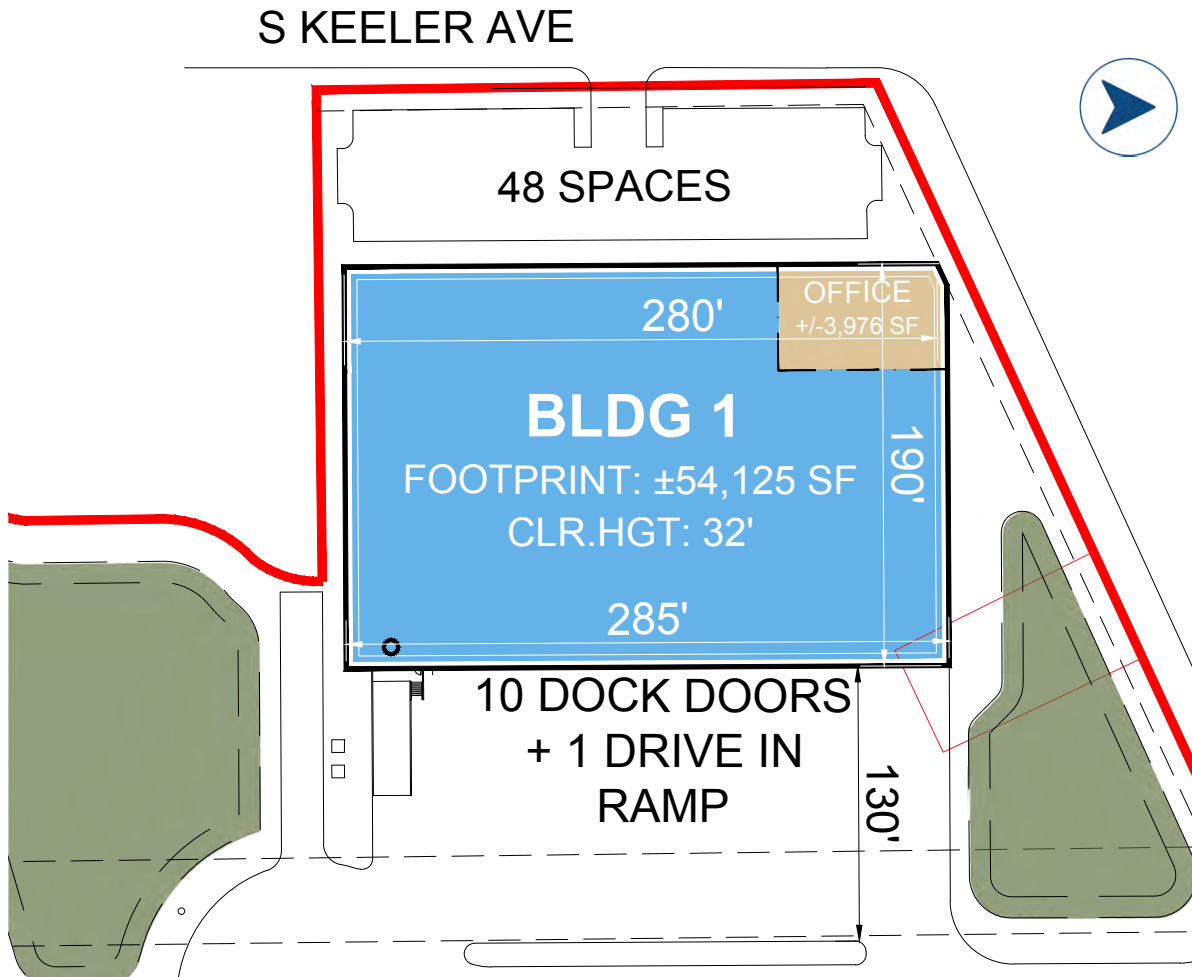
BUILDING 2:	168,800 SF
POTENTIAL OFFICE:	13,200 SF
CLEAR HEIGHT:	36'
DOCK DOORS:	16
DRIVE-IN DOORS:	2
TRUCK COURT:	185'
AUTO PARKING:	145 spaces
TRAILER PARKING:	24 stalls

4041-4179 W. Ogden Avenue is a 15 acre site located in Chicago, which will accommodate two class A industrial facilities of 54,125 SF and 168,800 SF. This facility provides easy access to I-290, I-55, and a population of 2.5 million people within a 10-mile radius. We are pushing LEED® Silver Certification for 4041-4179 W. Ogden Avenue.



PROPOSED BUILDING 1

up to 54,125 SQUARE FEET

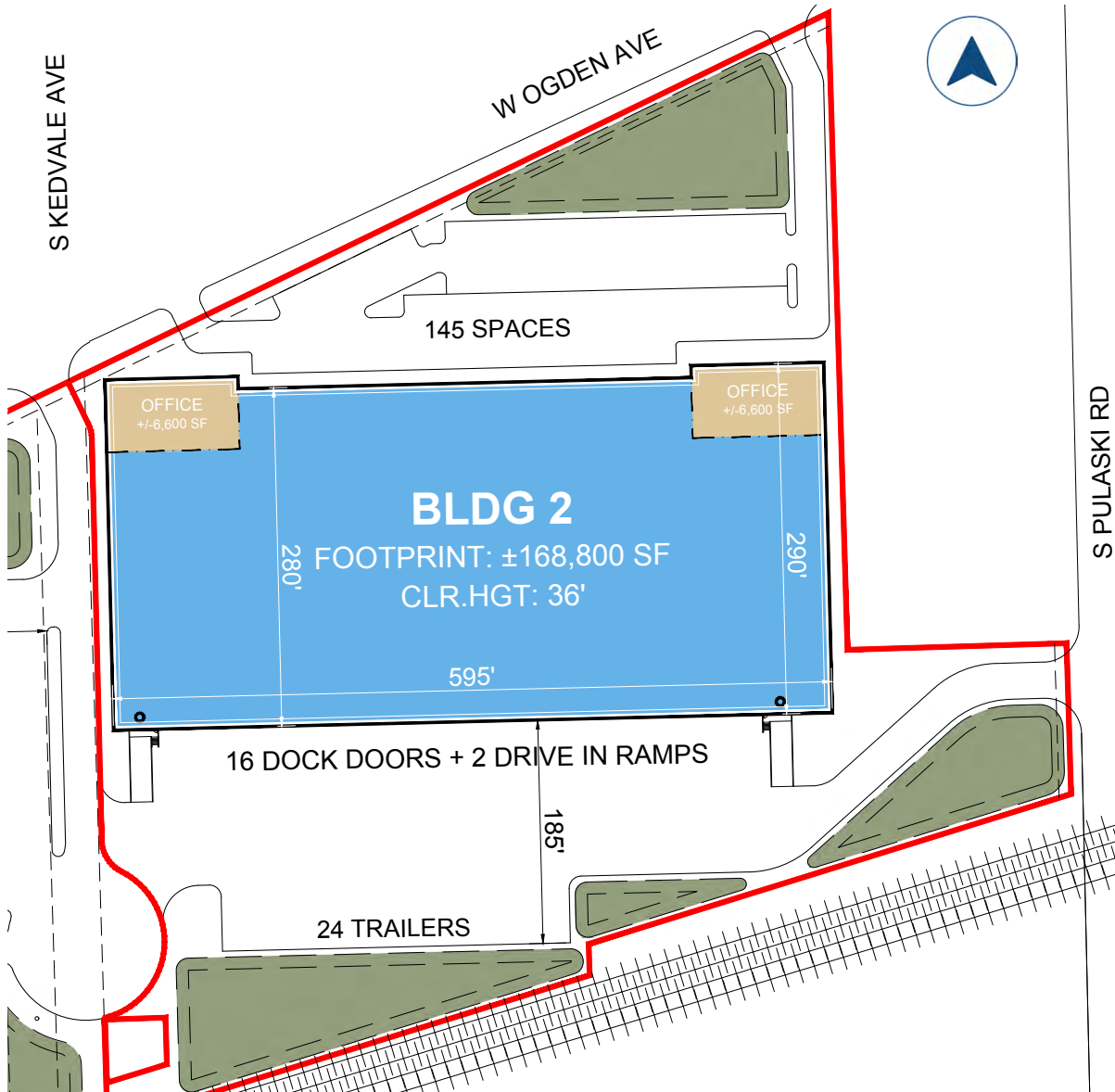


4041 W. OGDEN AVENUE

BUILDING AREA:	54,125 SF
CLEAR HEIGHT:	32'
OFFICE AREA:	3,976 SF
DIMENSIONS:	285' x 190'
COLUMN SPACING:	56' x 50'
DOCKS:	10
DRIVE-IN DOORS:	1
AUTO PARKING:	48 spaces
TRUCK COURT:	130'
ELECTRICAL:	800 amp 277/480 volts
FIRE PROTECTION:	ESFR

PROPOSED BUILDING 2

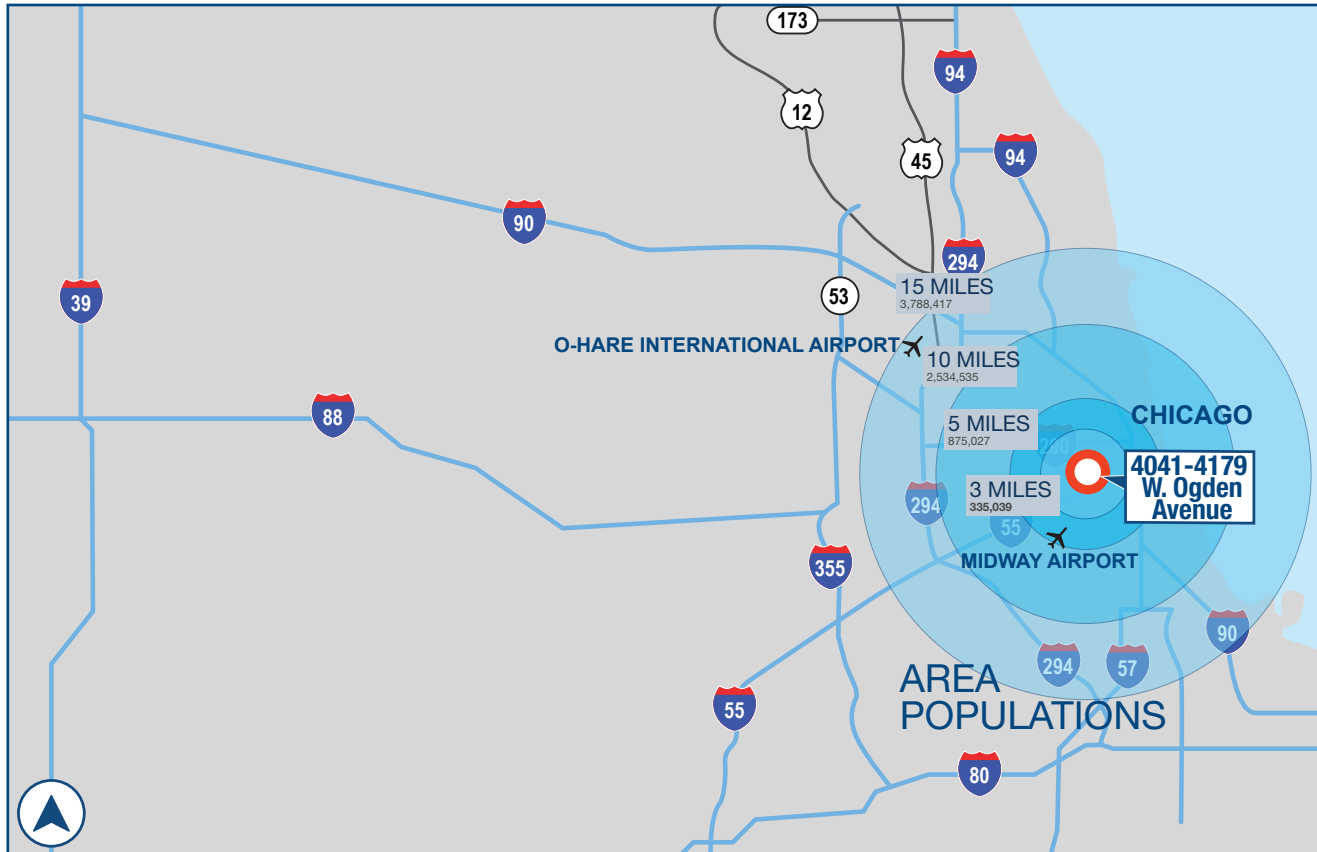
up to 168,800 SQUARE FEET



4179 W. OGDEN AVENUE

BUILDING AREA:	168,800 SF
CLEAR HEIGHT:	36'
OFFICE AREA:	13,200 SF
DIMENSIONS:	595' x 290'
COLUMN SPACING:	56' x 50'
DOCKS:	16
DRIVE-IN DOORS:	2
AUTO PARKING:	145 spaces
TRAILER PARKING:	24 stalls
TRUCK COURT:	185'
ELECTRICAL:	2,000 amp 277/480 volts
FIRE PROTECTION:	ESFR

SITE INFORMATION



DRIVING DISTANCES

METRO AREAS

Downtown Chicago	6.5 miles
Milwaukee	97 miles
Indianapolis	190 miles

MAJOR ROADS

I-90/94	1.2 miles
I-55	2 miles
I-290	2 miles
I-57	16 miles

AIR

Midway Int'l Airport	5 miles
O'Hare Int'l Airport	22 miles
Gary/Chicago Int'l Airport	30 miles

RAIL

BNSF Intermodal	2 miles
Union Pacific Intermodal	3.5 miles

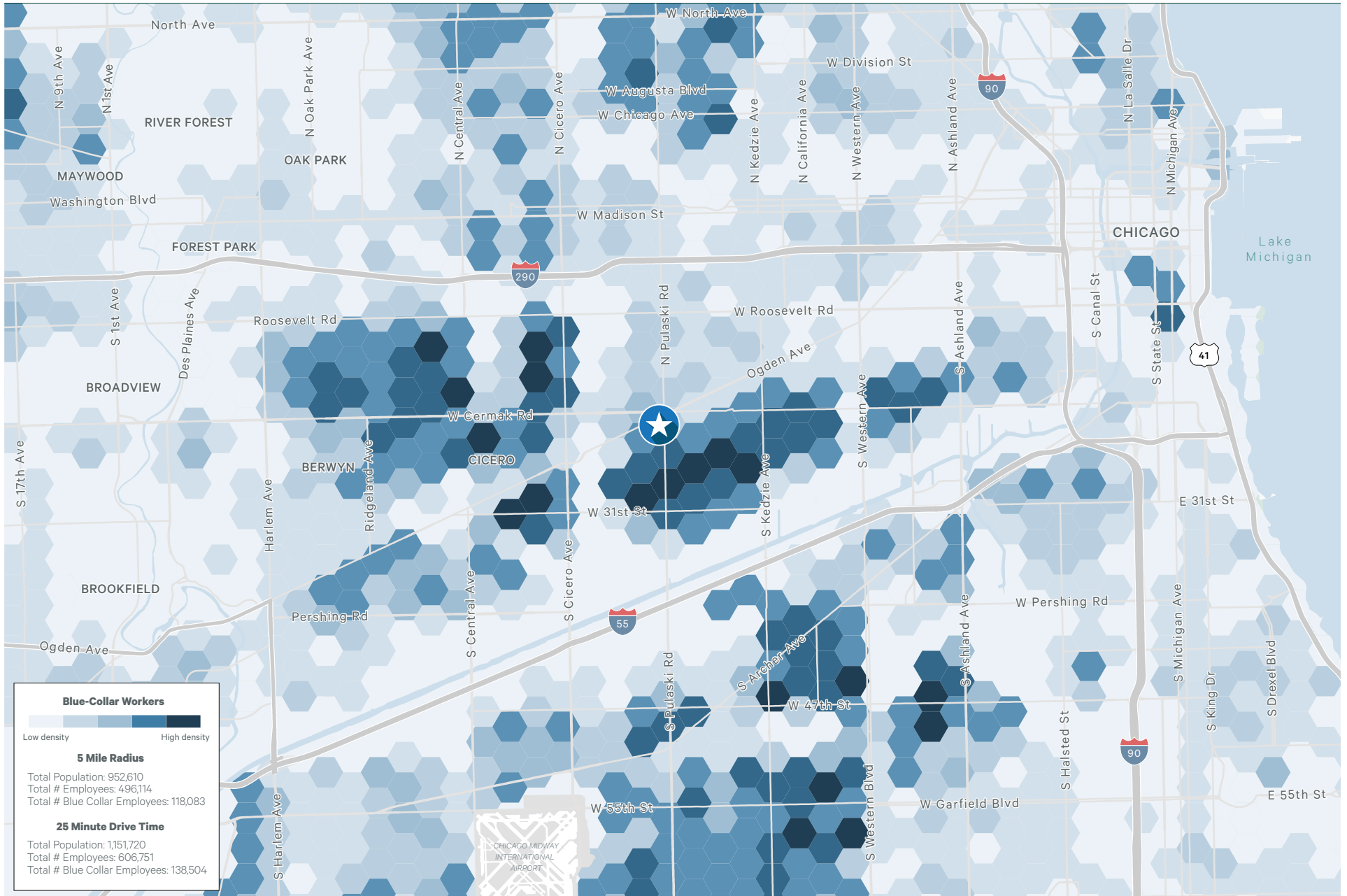
LOCATION BENEFITS

- Rare Chicago infill site
- Easy access to I-290 & I-55
- On-site trailer parking available
- Class 6B Taxes
- Energy efficient buildings
- Less than 2 miles from nearest CTA stop
- Less than 2 miles to BSNF Intermodal
- Abundant labor force
- Excellent transportation infrastructure
- Enterprise Zone

SITE LOCATION



LABOR HEAT MAP



4041-4179 W OGDEN AVENUE

LAND/
BUILD TO SUIT
SITES

15 ACRES

Building 1 54,125 SF
Building 2 168,800 SF



CBRE

For more information, or to set up a tour, please contact:

Larry Goldwasser
+1.312.953.5744
larry.goldwasser@cbre.com

Colin Green, SIOR
+1.630.272.9968
colin.green@cbre.com

IDI Logistics

IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

We are dedicated to serving our customers with exceptional quality and service.

Peter Moriarty
+1.913.827.2998
peter.moriarty@idilogistics.com

[Learn More Here](#)

