

FOOD GRADE BUILDING AVAILABLE FOR SALE & LEASE

5400 W 35TH ST, CICERO, IL 60804



RACKING AND OFFICE FURNITURE IN PLACE

OFFERING SUMMARY

Total Building SF:	133,565 SF
Warehouse SF:	119,807 SF
Office SF:	14,478 SF
1st Floor:	6,882 SF
2nd Floor:	7,596 SF
Land Size:	10 Acres
Ceiling Clearance:	13'11" - 24'
Loading:	4 Ext docks / 4 Int docks 1 Drive-in door
Power:	2000A@480V & 2800A@240V
Heating:	Gas
Sprinklered:	Yes (Wet)
Freezer Spaces (5):	6,693 SF
Cooler Space (1):	2,094 SF
Parking Stalls:	40
Trailer Parking:	Yes
Zoning:	M-2 (Cicero)
Property Taxes (2024):	\$317,333 (\$2.74 PSF)
Sale Price:	Subject to Offer
Lease Rate:	Subject to Offer

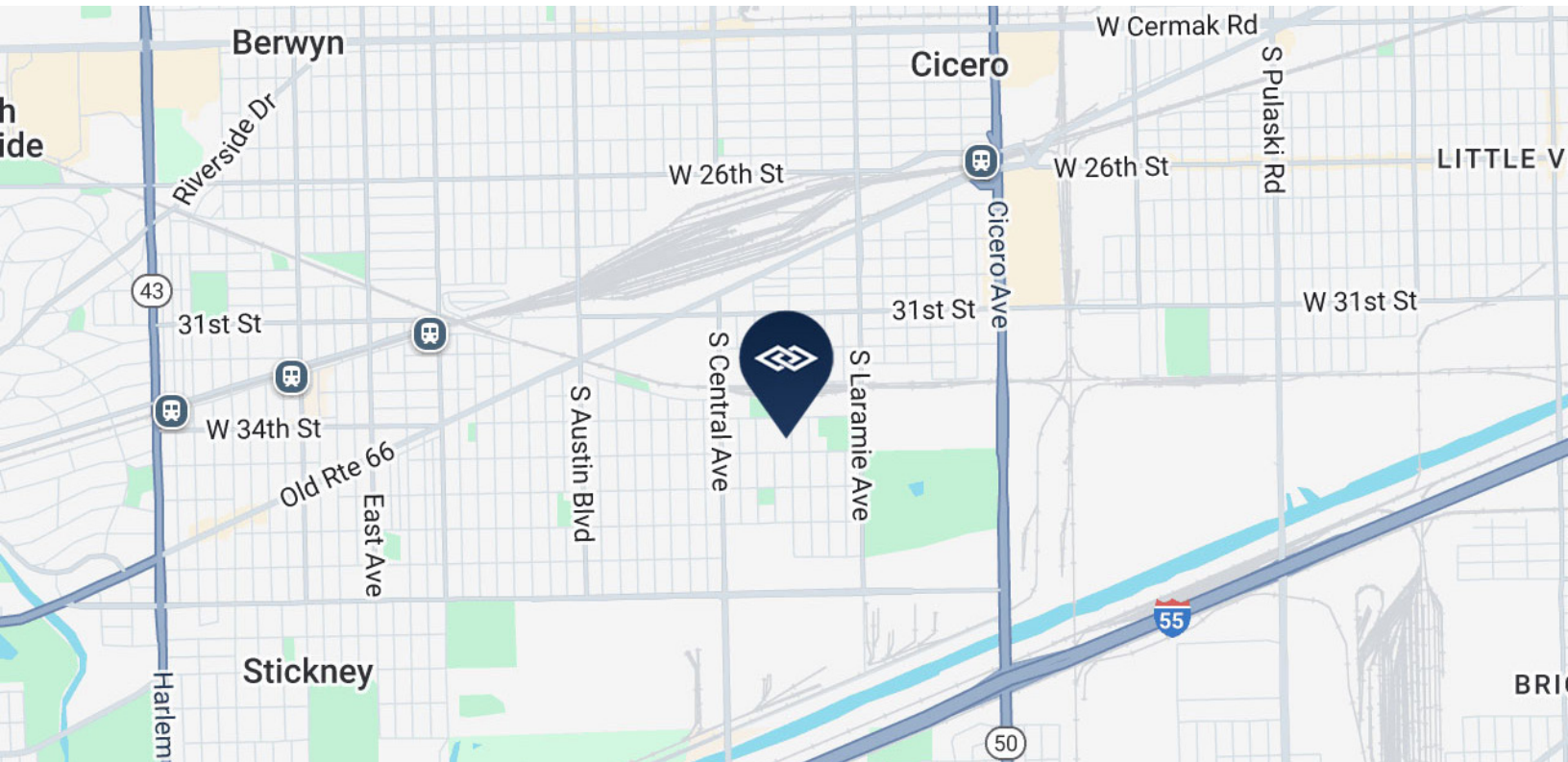
HIGHLIGHTS

- Clean industrial building
- Pro-business community
- Former Food Operation
- Racking and Office Furniture in place
- 1.85 Acres of Outside Storage Area
 - » Fenced, lighted with electric gates
- 1.8 Miles to I-55
- 3.9 Miles to I-290
- 3.8 Miles to Midway Airport
- ~20-Miles to O'Hare Airport
- 10.5 Miles to Central Business District

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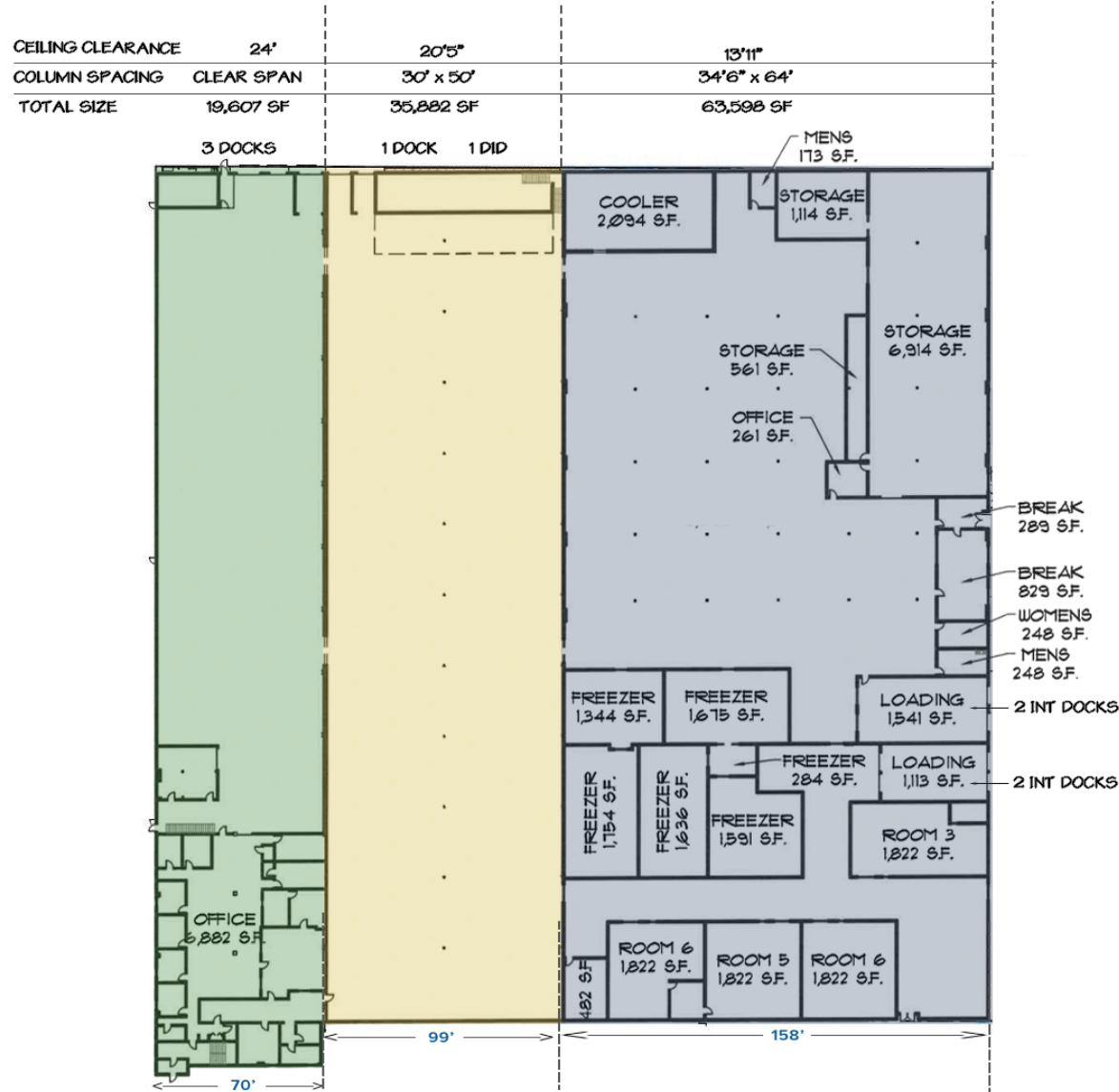
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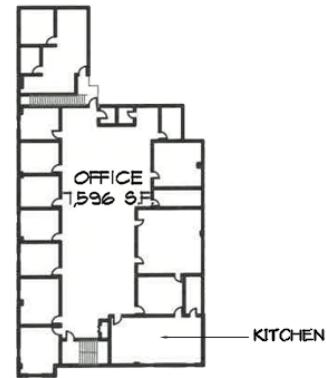
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FIRST FLOOR PLAN



SECOND FLOOR PLAN

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