



±158,000 SF MANUFACTURING BUILDING AVAILABLE FOR SALE OR FOR LEASE

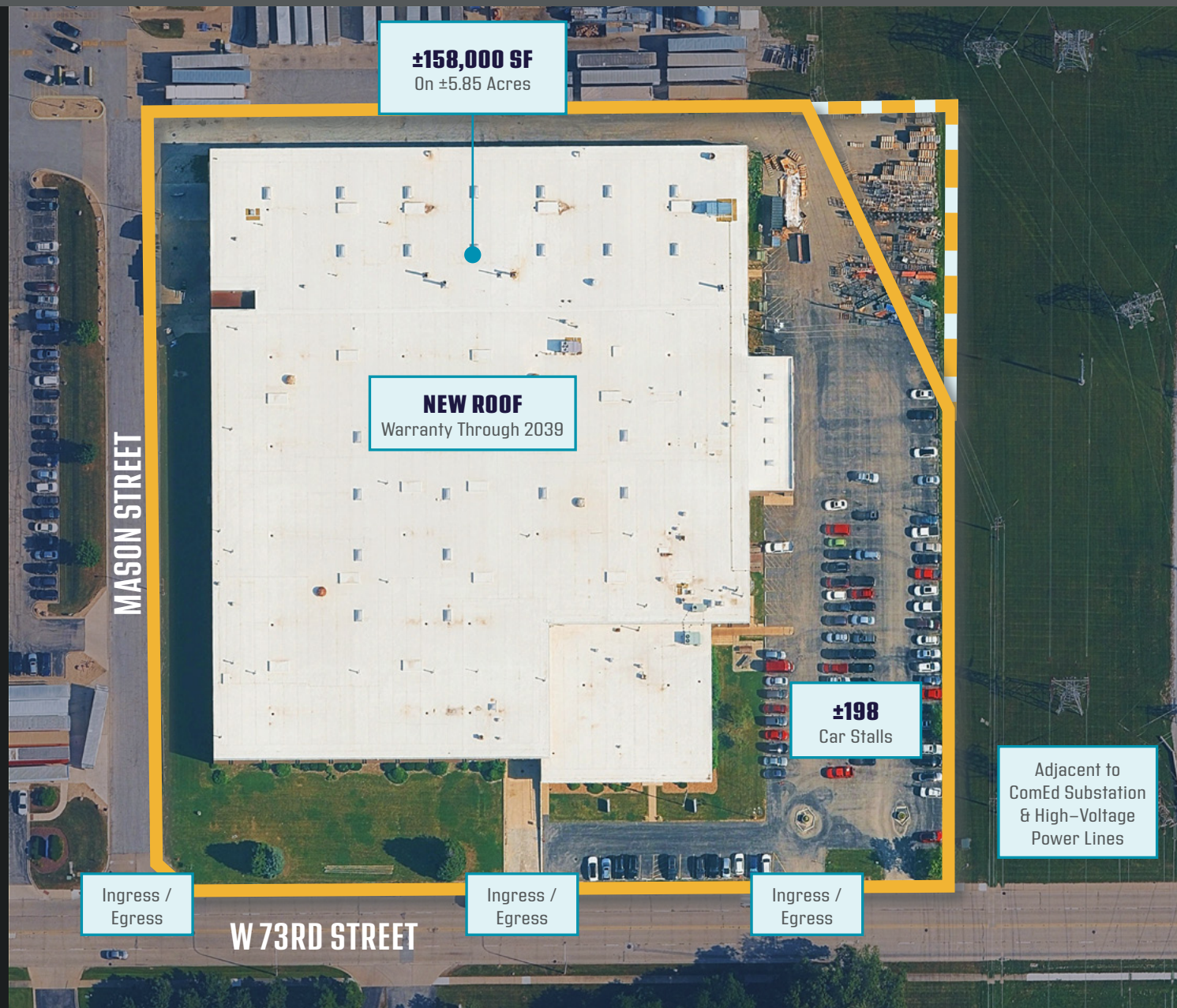
ADJACENT TO COMED SUBSTATION & HIGH-VOLTAGE POWER LINES
LARGE WATER SUPPLY AVAILABLE
NEW ROOF – WARRANTY THROUGH 2039

5858
W 73RD STREET
BEDFORD PARK, IL



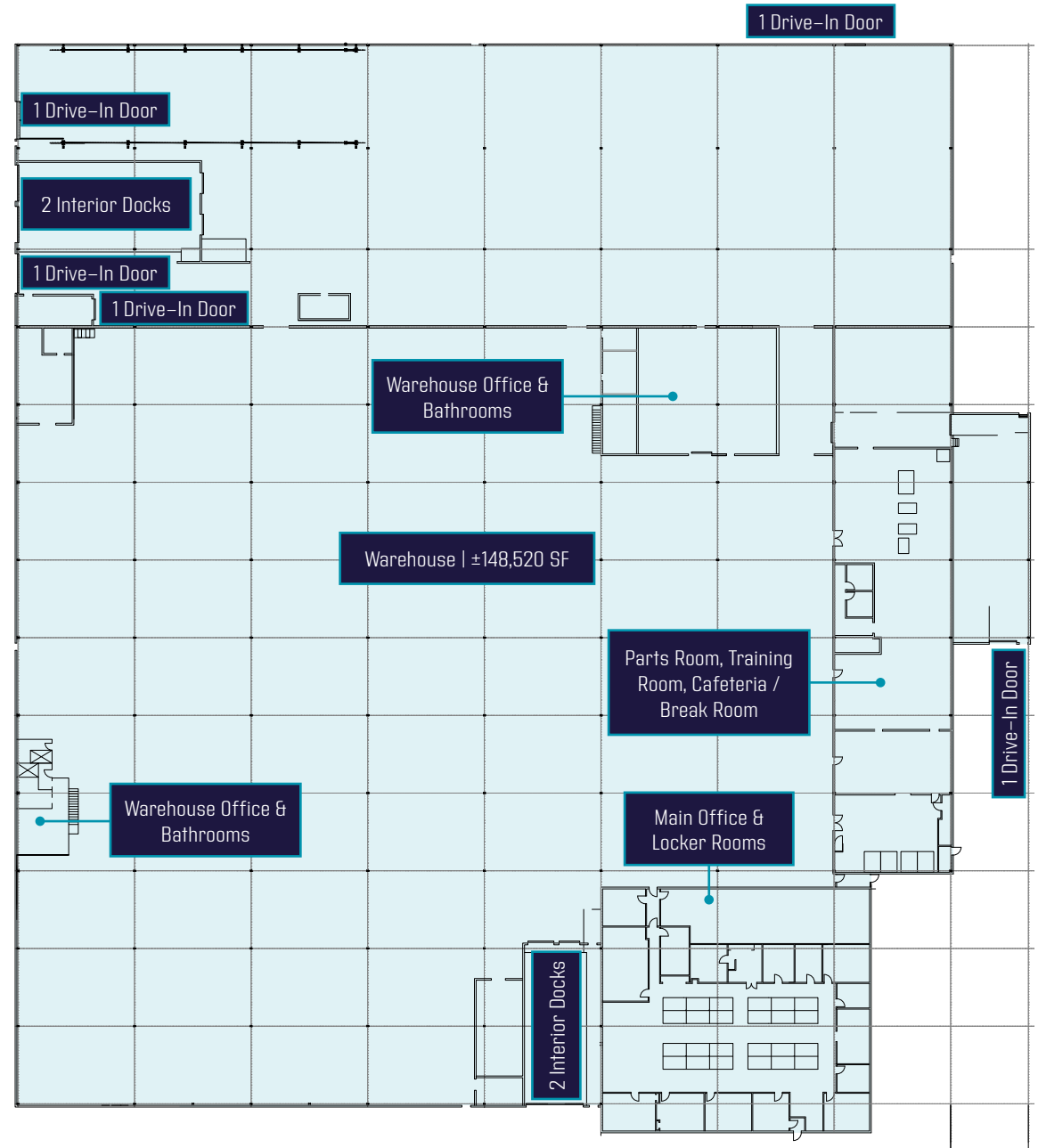
IDEAL DESIGN

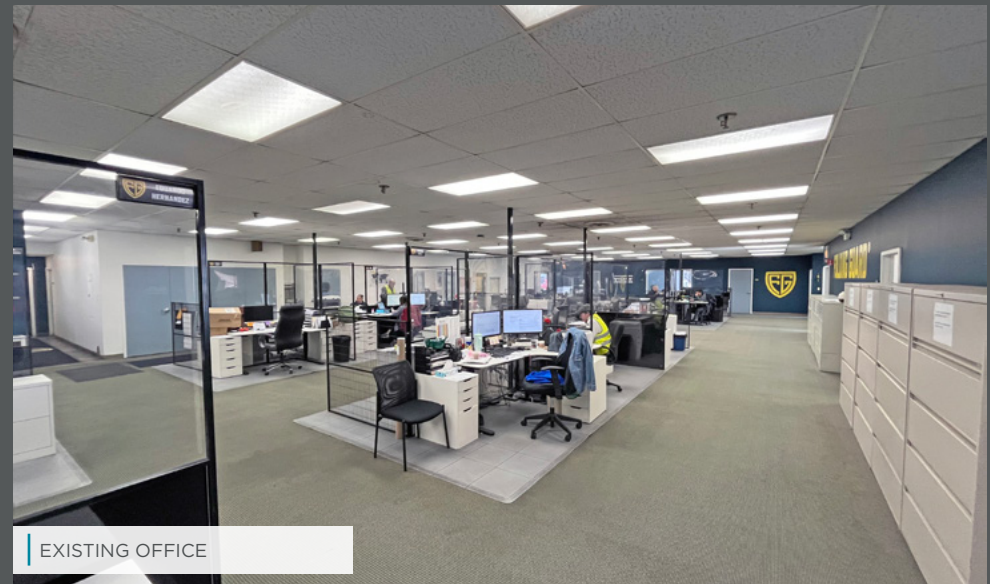
A perfect manufacturing facility with heavy power, quality office space and employee locker rooms. Located adjacent to high-voltage power lines and a ComEd substation, this site lends an opportunity to increase power easier than most other properties.

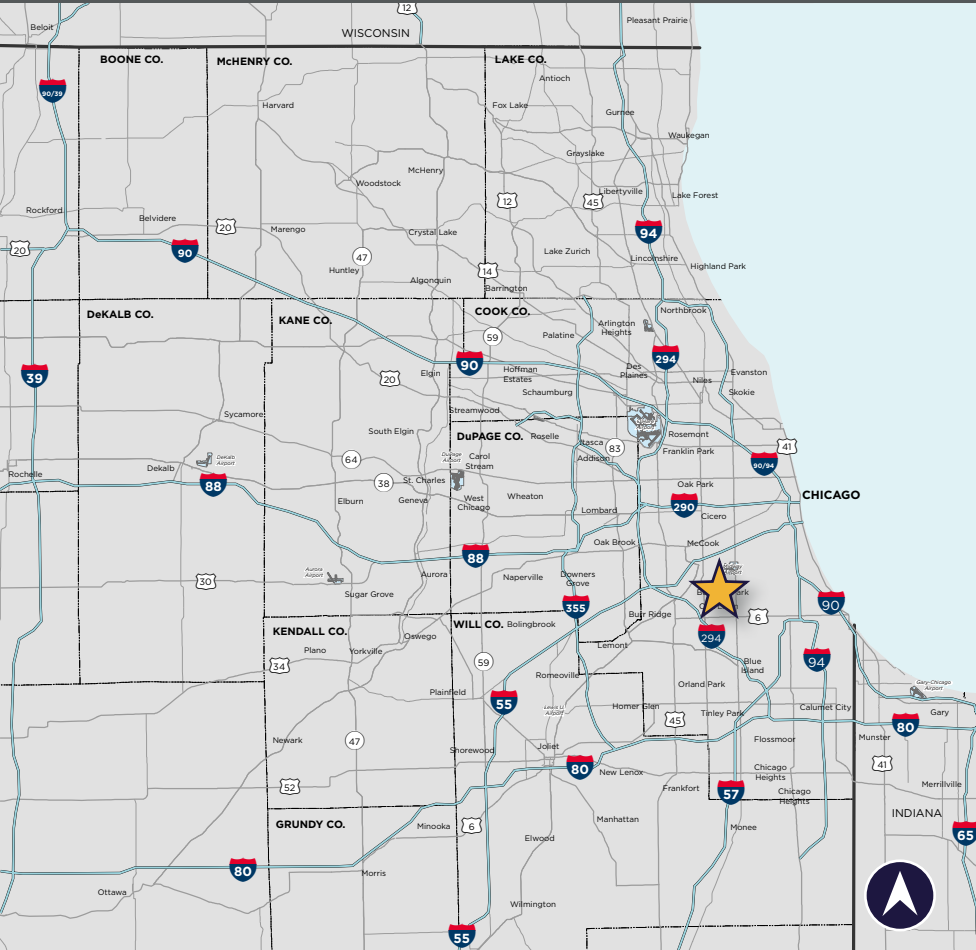


FOR SALE OR FOR LEASE ±158,000-SF INDUSTRIAL FACILITY

Total Building Size	±158,000 SF
Land Size	±5.85 AC
Office Areas	±9,480 SF (3 spaces)
Warehouse	±148,520 SF
Clear Height	18' to 19'
Year Built	1971
Docks	4 interior recessed
Drive-in Doors	5
Column Spacing	30' x 45' (typical)
Power	» ±6000 Amps, 480/277 V, 3-Phase, 4-Wire » Two 1,500 KVA transformers
Sprinkler System	Wet
Lighting	LED
Car Stalls	±198
Roof	2019; warrantied through 2039
Zoning	H-1 Heavy Manufacturing District
Taxes (2025)	±\$246,000 (\$1.58 PSF)
Sale Price	\$11,400,000 (\$72.15 PSF)
Lease Rate	Subject to Offer
Features	» 6b tax incentive (renewal potential) » Large water supply available » Adjacent to ComEd substation & high-voltage power lines » New roof – warranty through 2039







PRIME LOCATION

Offering immediate access to the nation's third-largest metropolitan population and workforce with 25% of the U.S. population living within a one-day drive time.



0.7 Miles to CSX Bedford Park Yard



4.5 Miles to Nearest I-55 Interchange



<1.5 Miles to UPS, USPS, FedEx



9.6 Miles to BNSF Logistics Park Chicago



2.7 Miles to Midway International Airport

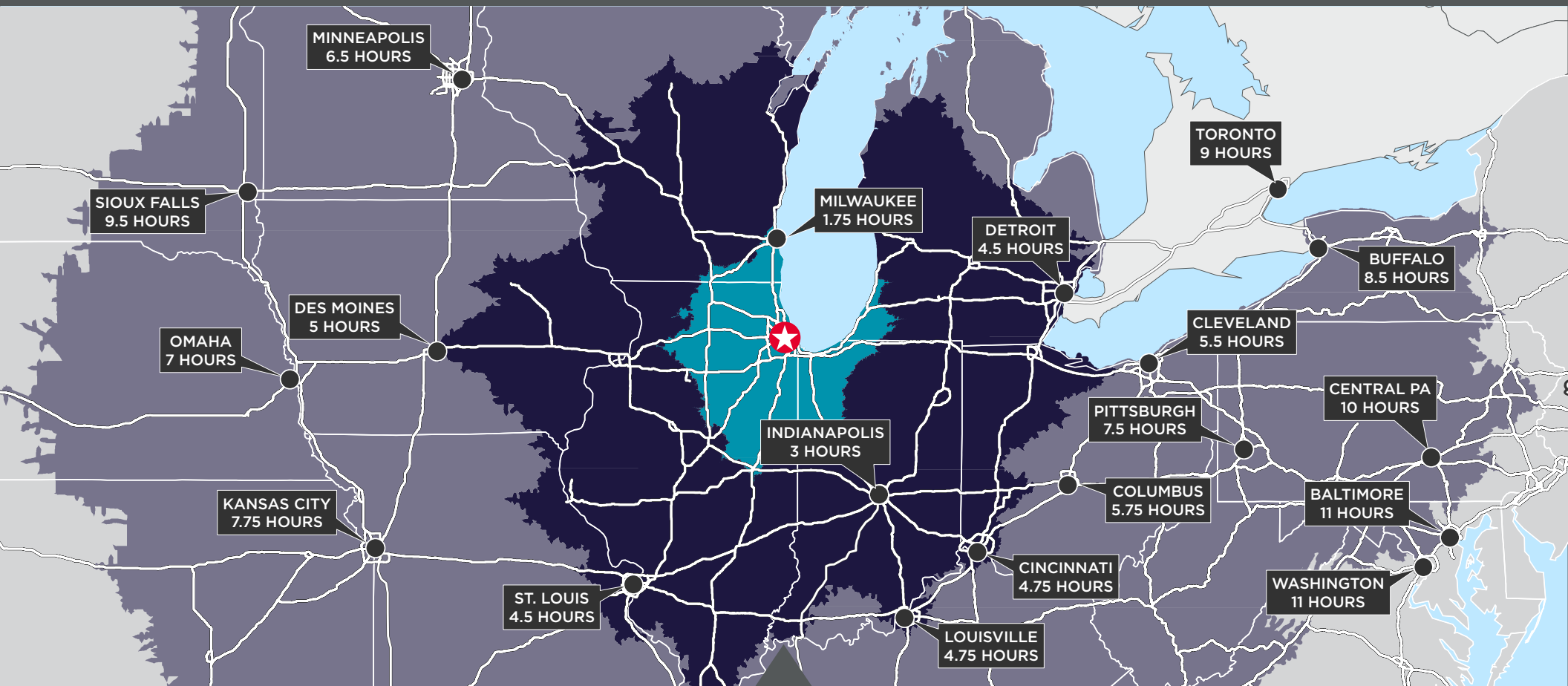


14 Miles to Downtown Chicago

ACCESS HIGHLIGHTS

- Close proximity to CSX & BNSF Intermodals; UPS, USPS & FedEx
- Immediate access to I-80 & I-55
- 25% of U.S. population within one-day delivery
- Leverage a workforce >1M within a 45-minute drive
- Business friendly local and county government



5858W 73RD STREET
BEDFORD PARK, IL**WELL CONNECTED – LOCALLY, REGIONALLY & NATIONALLY****SAME-DAY
DELIVERIES**

Strategically located at the heart of a comprehensive local, regional, and national roadway network, 5858 West 73rd Street offers access to millions of customers for efficient same-day delivery.

CHICAGO CBD
14 MILES**MILWAUKEE**
105 MILES**INDIANAPOLIS**
183 MILES**DETROIT**
286 MILES**ST. LOUIS**
288 MILES**CINCINNATI**
295 MILES**LOUISVILLE**
299 MILES**COLUMBUS**
330 MILES**MINNEAPOLIS**
421 MILES**PITTSBURGH**
467 MILES**NASHVILLE**
473 MILES

158,000 SF INDUSTRIAL FACILITY AVAILABLE FOR SALE OR FOR LEASE



READY TO LEARN MORE?

Ryan Klink
Managing Director
847 518 3211
ryan.klink@cushwake.com

Jason West, SIOR
Executive Vice Chair
847 518 3210
jason.west@cushwake.com

Sean Henrick, SIOR, CCIM
Vice Chair
847 518 3215
sean.henrick@cushwake.com

5858
W 73RD STREET
BEDFORD PARK, IL

©2025 Cushman & Wakefield. All rights reserved. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

