



±168,350 SF  
(DIVISIBLE)  
FOR LEASE

OWNED BY



# 4130 S Morgan Street

Chicago, Cook County, Illinois 60609

One Oakbrook Terrace  
Suite 400

Oakbrook Terrace, Illinois 60181  
+1 630 932 1234

[hiffman.com](http://hiffman.com)

## PROPERTY HIGHLIGHTS

- Located in the Stockyards Industrial Park
- New improvements include new exterior and interior paint, new warehouse windows, new landscaping, new dock seals, and new asphalt
- Approximately 1 mile to I-90 / I-94, 4 miles to Loop, 6 Miles to Midway International Airport, 1 mile from CTA Red Line, and 2 miles from METRA 35th Street

## Contact

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±168,350 SF  
AVAILABLE  
(DIVISIBLE)



±146,687 SF  
WAREHOUSE  
SPACE



UP TO ±22,000 SF  
OF OFFICE SPACE  
TO-SUIT



±8.06 AC  
SITE SIZE



21' CLEAR  
HEIGHT



±9 EXTERIOR DOCKS  
2 DRIVE-IN DOORS  
(EXPANDABLE)



±25 TRAILER PARKING  
STALLS IN  
FULLY SECURED  
TRUCK YARD



(2) 3,000 AMP  
POWER  
SERVICES)

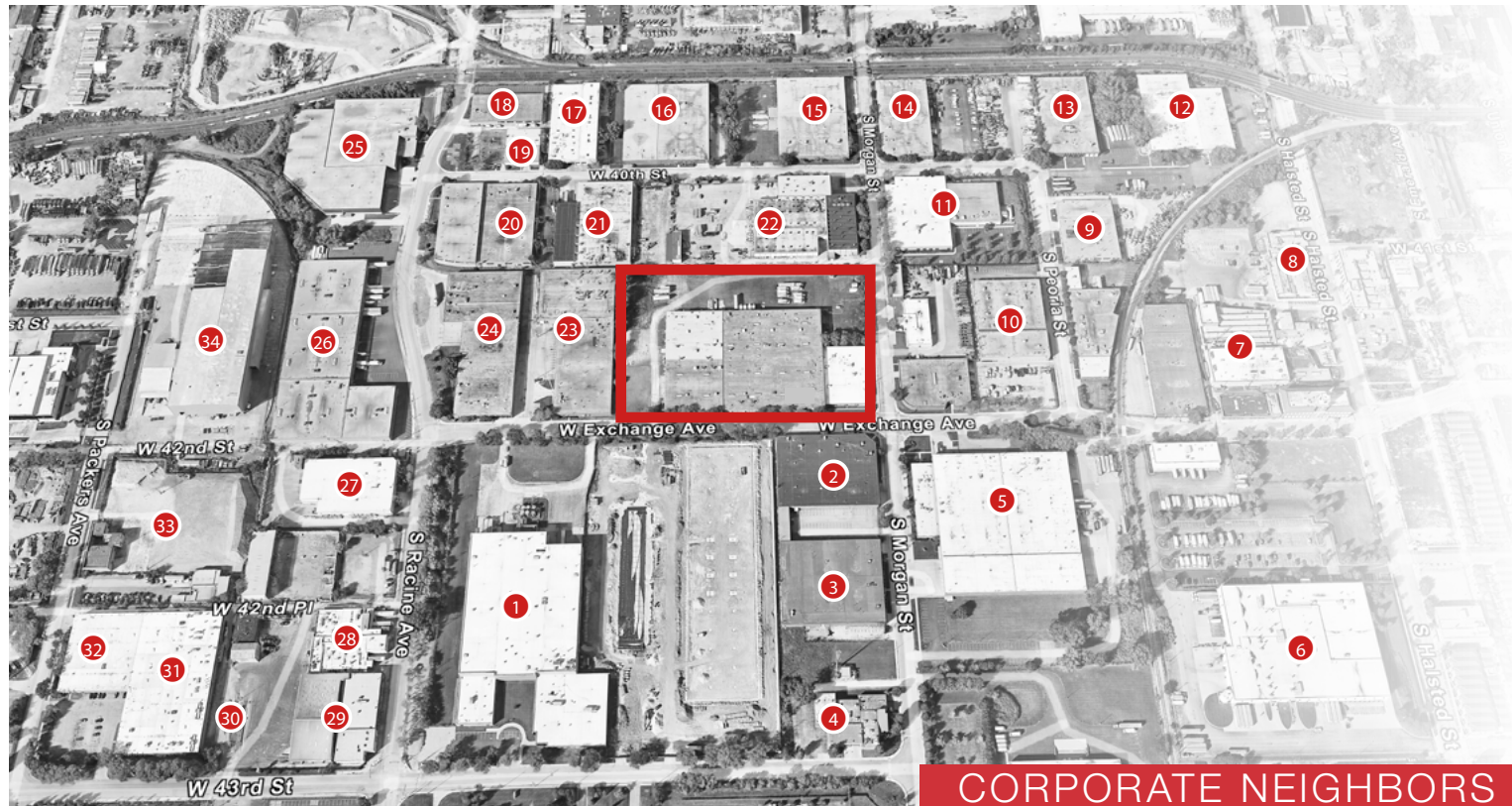


UP TO 103  
CAR PARKING  
SPACES

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PROPERTY SPECIFICATIONS

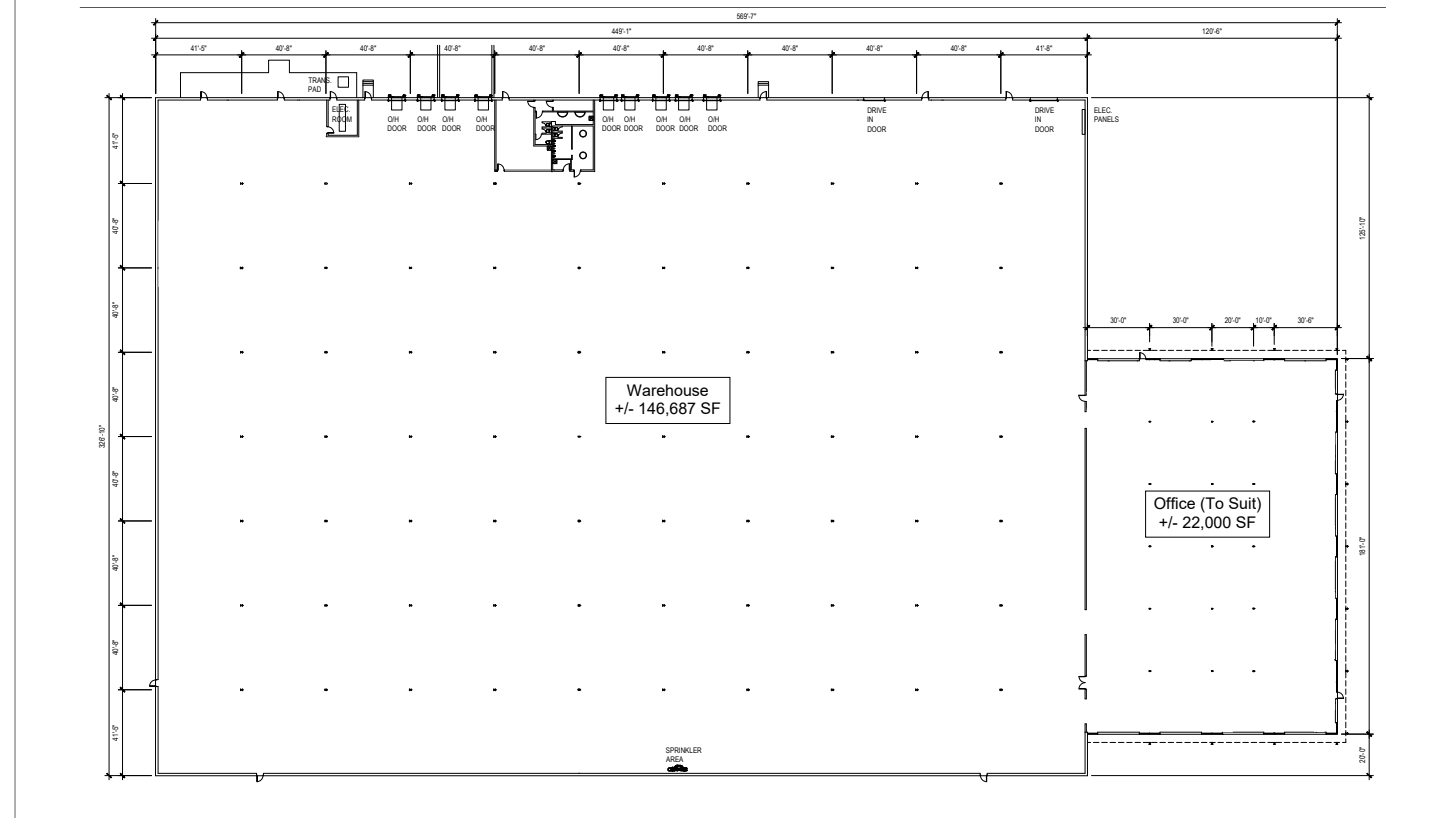
- ±168,350 SF AVAILABLE
- UP TO ±22,000 SF OF OFFICE TO-SUIT
- 21' CLEAR CEILING HEIGHT
- 9 EXTERIOR DOCKS (EXPANDABLE)
- NEW DOCK SEALS
- 2 DRIVE-IN DOORS (EXPANDABLE)
- ±700 SF SHIPPING OFFICE
- NEW INTERIOR & EXTERIOR PAINT
- NEW LANDSCAPING & NEW ASPHALT
- NEW WAREHOUSE MAKEUP AIR UNITS
- NEW LED LIGHTING WITH MOTION SENSORS
- (2) 3,000 AMP POWER SERVICES
- ±25 TRAILER PARKING SPACES
- UP TO 103 CAR PARKING SPACES
- 40' x 40' TYPICAL BAY SIZE
- NEW WAREHOUSE WINDOWS



CORPORATE NEIGHBORS

- |   |  |  |                               |
|---|--|--|-------------------------------|
| 1 LUSTER PRODUCTS   | 10 ROYAL ENVELOPE CORP.                              | 19 WHOLESOME SOY PRODUCTS                    | 28 CITY FOODS, INC.           |
| 2 TEN FACTORY   | 11 EXPERIMUR   | 20 CULTURE STUDIO                            | 29 REPUBLIC SERVICES          |
| 3 BERKSHIRE   | 12 FROST CHICAGO                                     | 21 SUPERIOR NUTS & CANDY CO.                 | 30 SHRED-ALL RECYCLING        |
| 4 JAMES CALVETTI MEATS  | 13 CITY LIGHTS                                       | 22 CLEAR CHANNEL OUTDOOR                     | 31 EBRO FOODS, INC.           |
| 5 ENGINEERED GLASS PRODUCTS<br>OLDCASTLE BUILDING ENVELOPE<br>OLD CASTLE GLAD | 14 JC DECAUX   | 23 COIN-MATE<br>TENNANT COATINGS             | 32 BOX FORM                   |
| 6 ARAMARK UNIFORM SERVICES  | 15 SOURCE4 CHICAGO                                   | 24 SUPERIOR NUTS & CANDY CO.                 | 33 CENTERA TRANSPORT          |
| 7 EVANS FOOD GROUP  | 16 WIREMASTERS<br>WM DISPLAY GROUP                   | 25 NATIONAL SAFETY APPAREL                   | 34 GREEN LAKES<br>LANDSCAPING |
| 8 GREAT WESTERN BEEF CO   | 17 HYDROAIRE & TEST LAB                              | 26 ED MINIAT RACINE<br>SOUTH CHICAGO PACKING |                               |
| 9 HERC RENTALS  | 18 CATECHUMENEON<br>LITURGY TRAINING<br>PUBLICATIONS | 27 FOUNDATION BUILDING<br>MATERIALS          |                               |

SITE PLAN



CONCEPTUAL PARKING PLAN

