



95,165 TOTAL SF AVAILABLE FOR LEASE

# 5750 W 51<sup>ST</sup> STREET

STICKNEY, IL 60638

NOW DIVISIBLE | DISTRIBUTION AND MANUFACTURING FACILITY



# Property Highlights

5750 West 51st Street is located in an industrial area consisting of manufacturing and warehouse operations. This property is very clean and modern outfitted with energy efficient skylights, and recently renovated facade and paint.

## WAREHOUSE 3

|                 |   |
|-----------------|---|
| Space Available | 44,680 SF   |
| Clear Height    | 24'   |
| Sprinkler       | Dry System  |
| Docks           | None (10 Docks can be added)                        |
| Rail            | 3 CN Rail Doors (Currently Inactive)                |
| Roof            | New Roof in 2014 (Energy Efficient Skylights Added) |
| Construction    | New Siding Added to Facade in 2014 (Built in 1974)  |

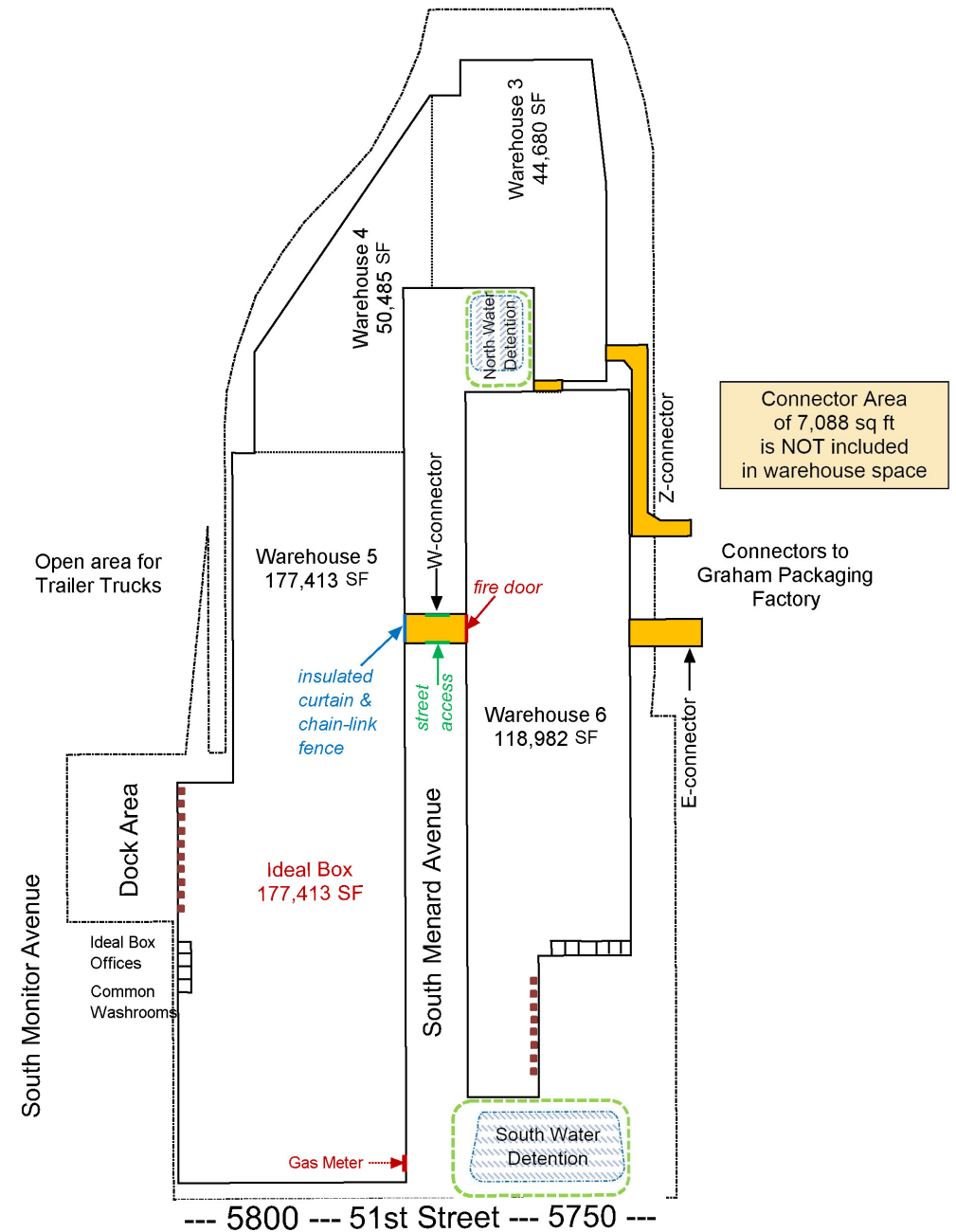
## WAREHOUSE 4

|                 |   |
|-----------------|---|
| Space Available | 50,485 SF   |
| Clear Height    | 24'   |
| Sprinkler       | Dry System  |
| Roof            | New Roof in 2014 (Energy Efficient Skylights Added) |
| Construction    | New Siding Added to Facade in 2014 (Built in 1973)  |

## WAREHOUSE 3 AND 4

|            |  |
|------------|--|
| Heat       | New Cambridge Gas Unit Heaters Installed |
| RE Taxes   | \$1.11 PSF 2022 Tax Year (6B Tax Credit) |
| Lease Rate | Subject to offer                         |

# Site Plan



# Aerial Map

5 minutes to interchange at I-55 and Central Avenue  
15 minutes to Midway Airport to the southeast



# Amenities Map

## Restaurants

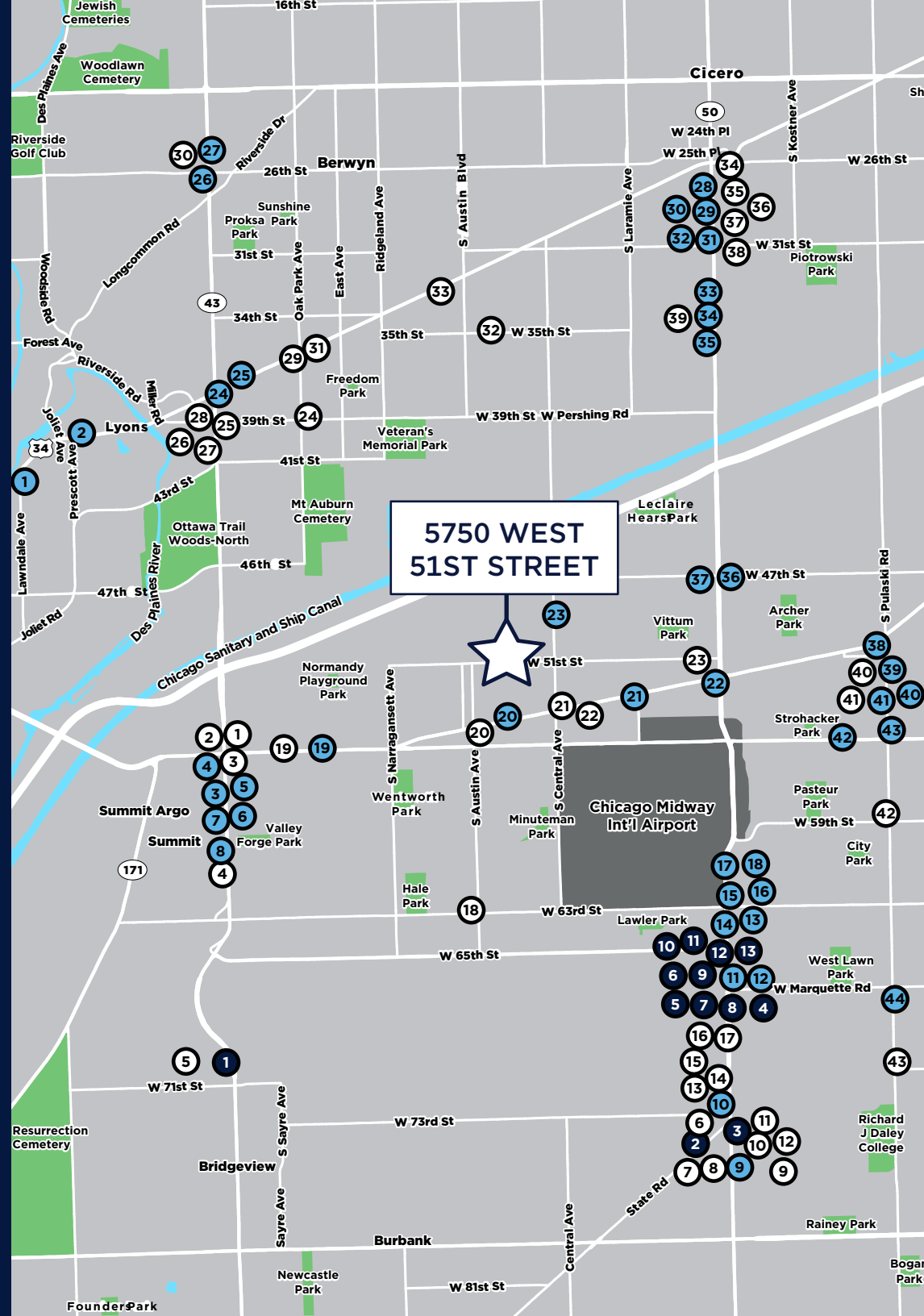
1. Culver's
2. McDonald's
3. Portillo's
4. Burger King
5. Chipotle
6. Potbelly
7. Popeyes
8. Jimmy John's
9. Potbelly
10. Jimmy John's
11. TGI Fridays
12. Culver's
13. Panda Express
14. Lou Malnati's
15. McDonald's
16. Burger King
17. Giordano's
18. White Castle
19. McDonald's
20. KFC
21. Wendy's
22. Starbucks
23. Burger King
24. Starbucks
25. McDonald's
26. Red Robin
27. Raising Cane's
28. KFC
29. McDonald's
30. Sonic
31. IHOP
32. Panda Express
33. Wendy's
34. Starbucks
35. Golden Corral
36. Starbucks
37. McDonald's
38. Giordano's
39. Red Lobster
40. McDonald's
41. Chipotle
42. KFC
43. Burger King
44. McDonald's

## Retail

1. Walgreens
2. AutoZone
3. Aldi
4. Advance Auto Parts
5. SeatGeek Stadium
6. Costco
7. Kohl's
8. Best Buy
9. JCPenney
10. Planet Fitness
11. Old Navy
12. Ross
13. Home Depot
14. Target
15. Walmart
16. Advance Auto Parts
17. Aldi
18. Walgreens
19. Ace Hardware
20. Jewel-Osco
21. Walgreens
22. Shop & Save Market
23. Walgreens
24. True Value Hardware
25. Jewel-Osco
26. Xsport Fitness
27. Marshalls
28. Aldi
29. Walgreens
30. Costco
31. AutoZone
32. Walgreens
33. Advance Auto Parts
34. Sam's Club
35. Home Depot
36. Target
37. Ross
38. Food4Less
39. Walmart
40. Blink Fitness
41. Jewel-Osco
42. Pete's Fresh Market
43. Walgreens

## Hotels

1. Hampton Inn & Suites
2. Extended Stay America
3. Holiday Inn
4. Sleep Inn
5. Residence Inn
6. Hyatt Place
7. DoubleTree by Hilton
8. Fairfield Inn & Suites
9. Courtyard by Marriott
10. Hilton Garden Inn
11. Marriott Hotel
12. Holiday Inn Express & Suites
13. Hampton Inn





## **5750 W 51<sup>ST</sup> ST. STICKNEY, IL 60638**

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