

6546 – 6556 S. Menard Ave., Bedford Park IL

Available: Up to +/- 35,000 SF



READY FOR OCCUPANCY

FOR LEASE: Industrial and Commercial Units Available

BUILDING SIZE: 161,000 SF

INDUSTRIAL UNITS AVAILABLE:

Unit 5814: 6,400 SF

Unit 5820: 9,600 SF

2nd Floor: 13,500 SF

COMMERCIAL UNITS AVAILABLE:

Unit 6554: 2,000 SF Office Space

Unit 6556: 2,340 SF Commercial Space

LOT SIZE: 2.92 Acres

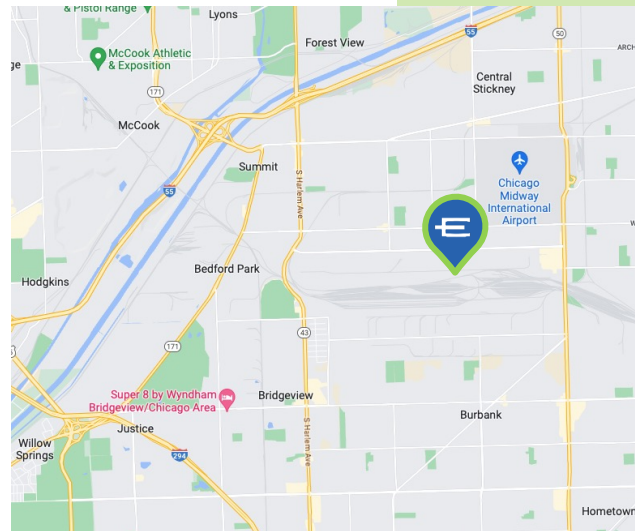
ZONING: Industrial

POWER: 3,000 Amps 480V 3-Phase

REAL ESTATE TAXES: \$1.00 PSF (Est.)

LEASE RATE:

- Unit 5814: \$8.50/SF MG
- Unit 5820: \$8.50/SF MG
- 2nd Floor: \$3.25/SF MG
- Unit 6554: Subject to Offer
- Unit 6556: Subject to Offer



- Heavy Power & Common Docks for Industrial Unit
- Easily Accessible to I-55/I-294
- Freight Elevator Access for 2nd Floor Unit
- 2nd Floor Unit Is Ideal Overflow Storage Space
- Office and Retail Commercial Units Available

SCAN FOR LISTING

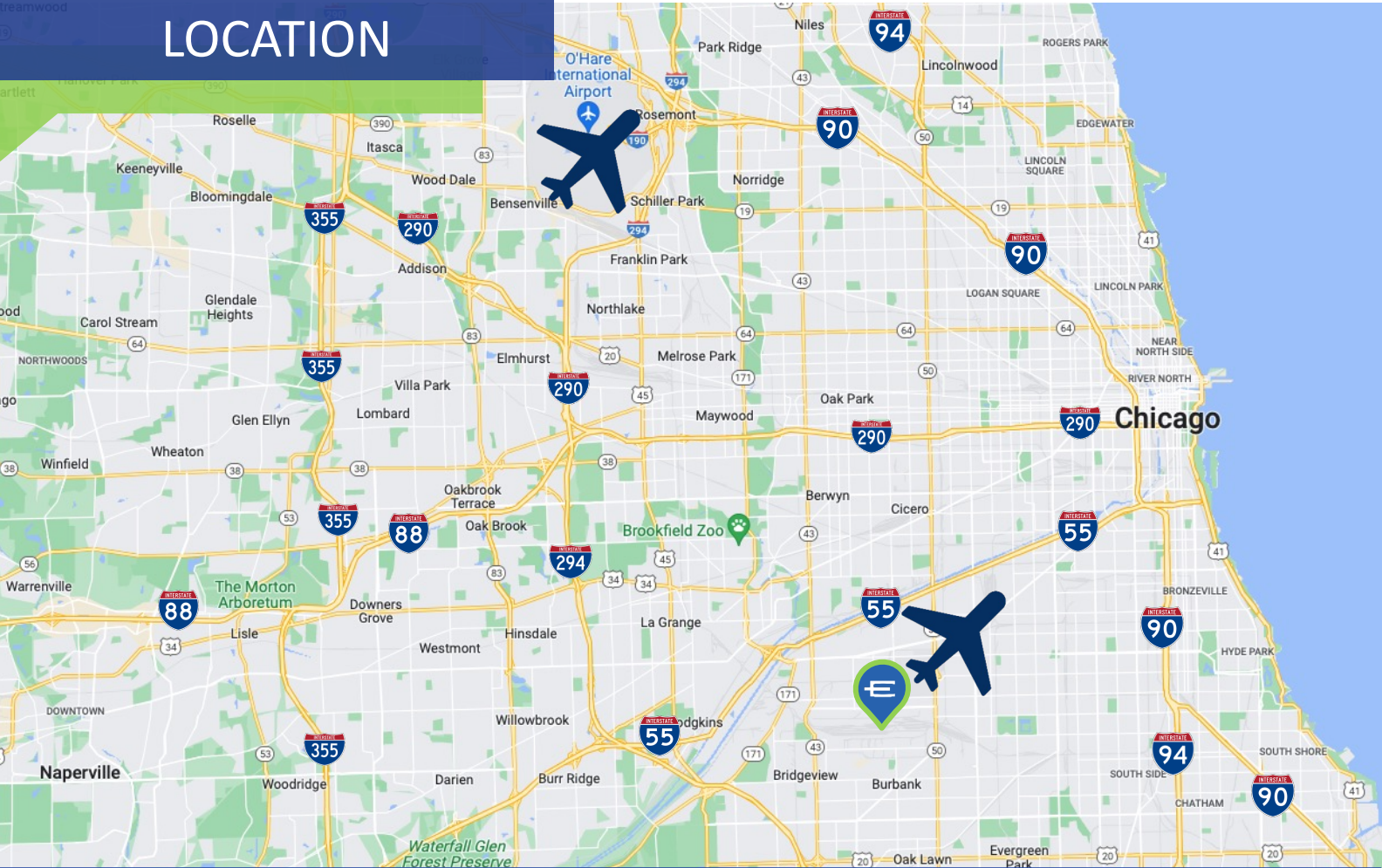


ENTRE
Commercial Realty LLC

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LOCATION



6546 – 6556 S. Menard Ave., Bedford Park IL

Amenities

Close to Rail and Transportation, I-55 and I-294 Access



2.2 Miles from
Midway
Airport



29.5 Miles from
O'Hare Intl
Airport