

# Immediate Occupancy



## Building Details

Building Size	344,450 sf
Land Site	11.58 ac
Office Size	17,900 sf (2 floors)
Clear Height	27' clear
Loading	26 drive-in doors
Rail Doors	3 rail access doors
Cranes	15 Total - 10 to 43 tons
Parking:	103 cars
Sprinklers	Wet
Zoning	I-1 (Light Manufacturing)
Year Built:	1973
Power:	480v/2000a 1500kVA transformer (headquarters) 480v/1200a 1000kVA transformer (engineering) Primary to transformers is 13.4kV

### Comments:

- Rail served by Belt Railway
- Close proximity to I-55 at Cicero Avenue
- Close proximity to public transportation
- 4.7 miles to Midway International Airport
- 22 miles to O'Hare International Airport

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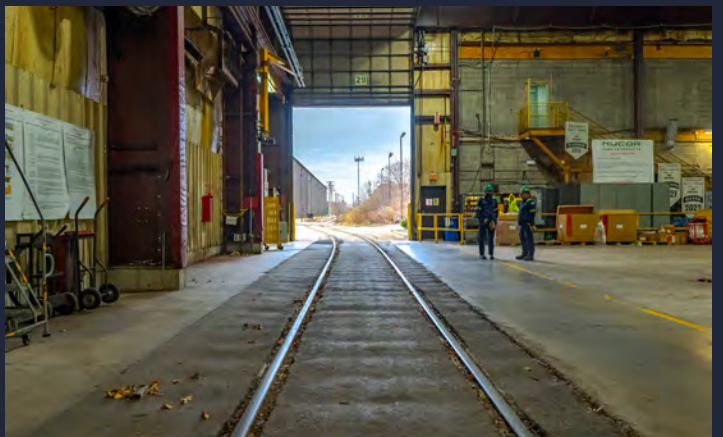
Associate  
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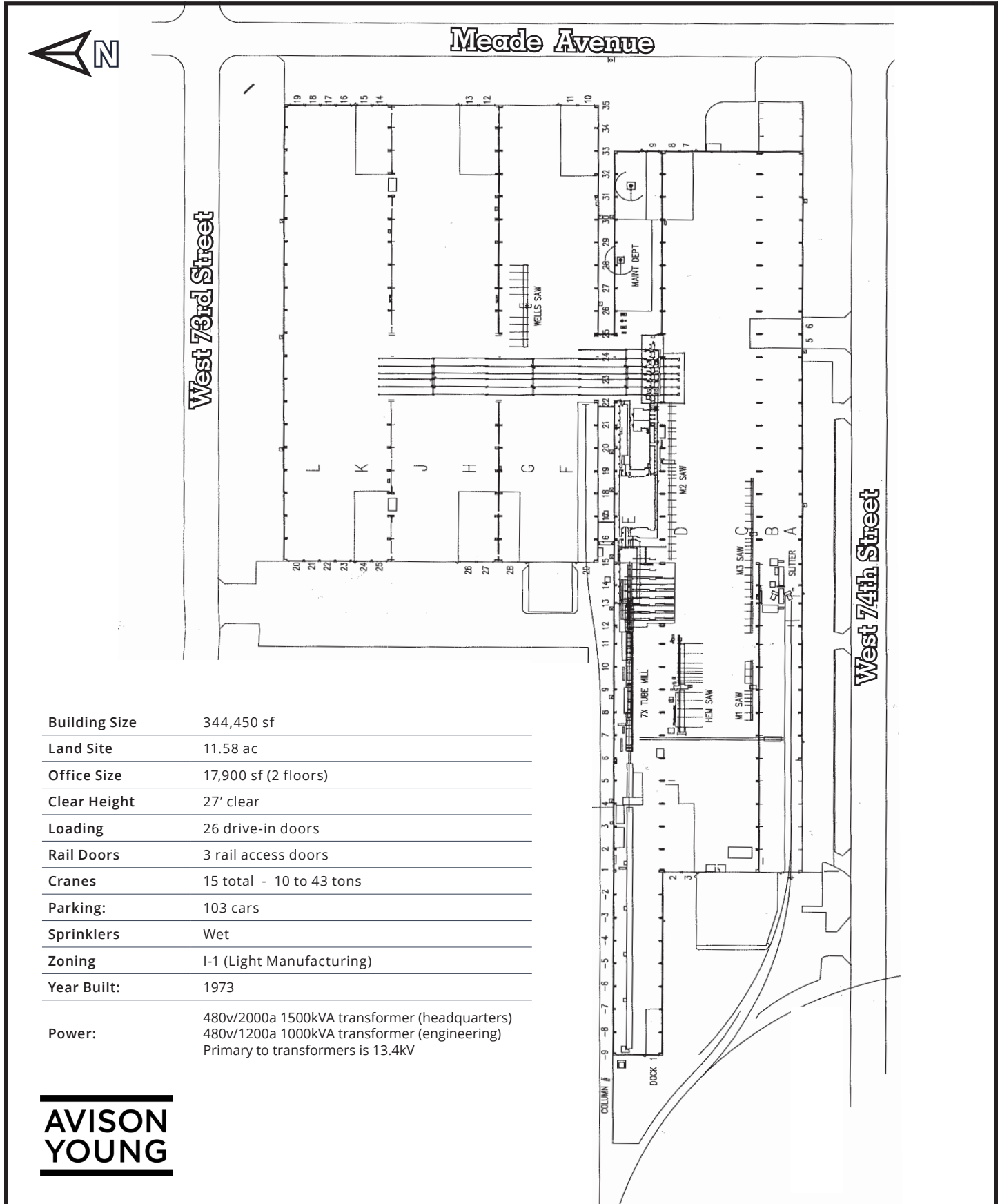
 Click or scan to view  
property video



# Interior Photos

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# A transportation & shipping hub



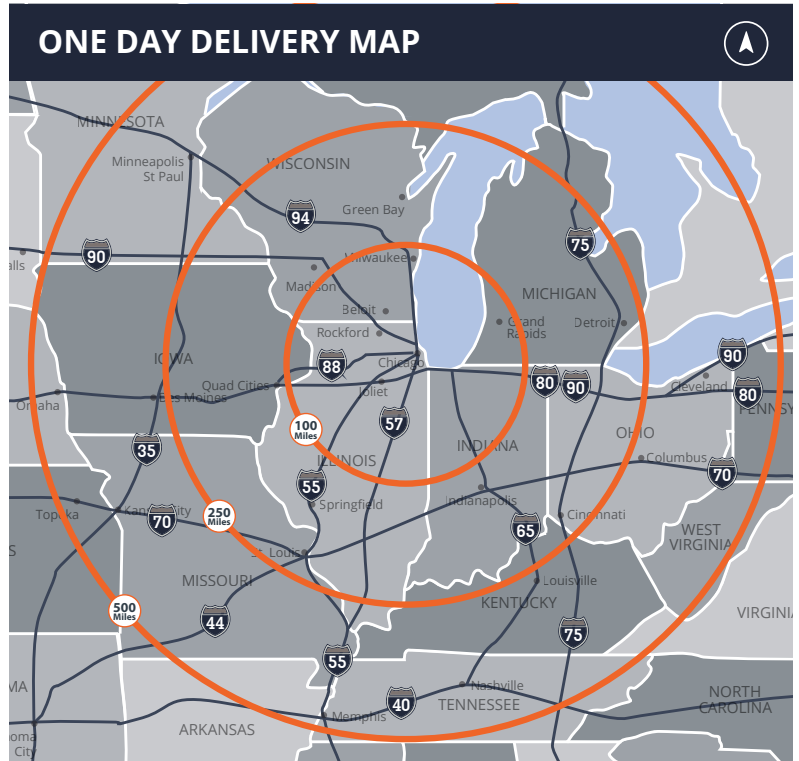
Chicagoland is home to the largest switching terminal in the U.S. and six of the seven Class 1 rail lines



O'Hare International airport has the 4th highest volume air freight ports in the U.S.



The Chicago/Indiana border is a national leader in pass-through interstates and shortest distance to the median center of U.S. population



O'Hare International

BNSF Cicero

BNSF Corwith

CSX Bedford Park

Midway International

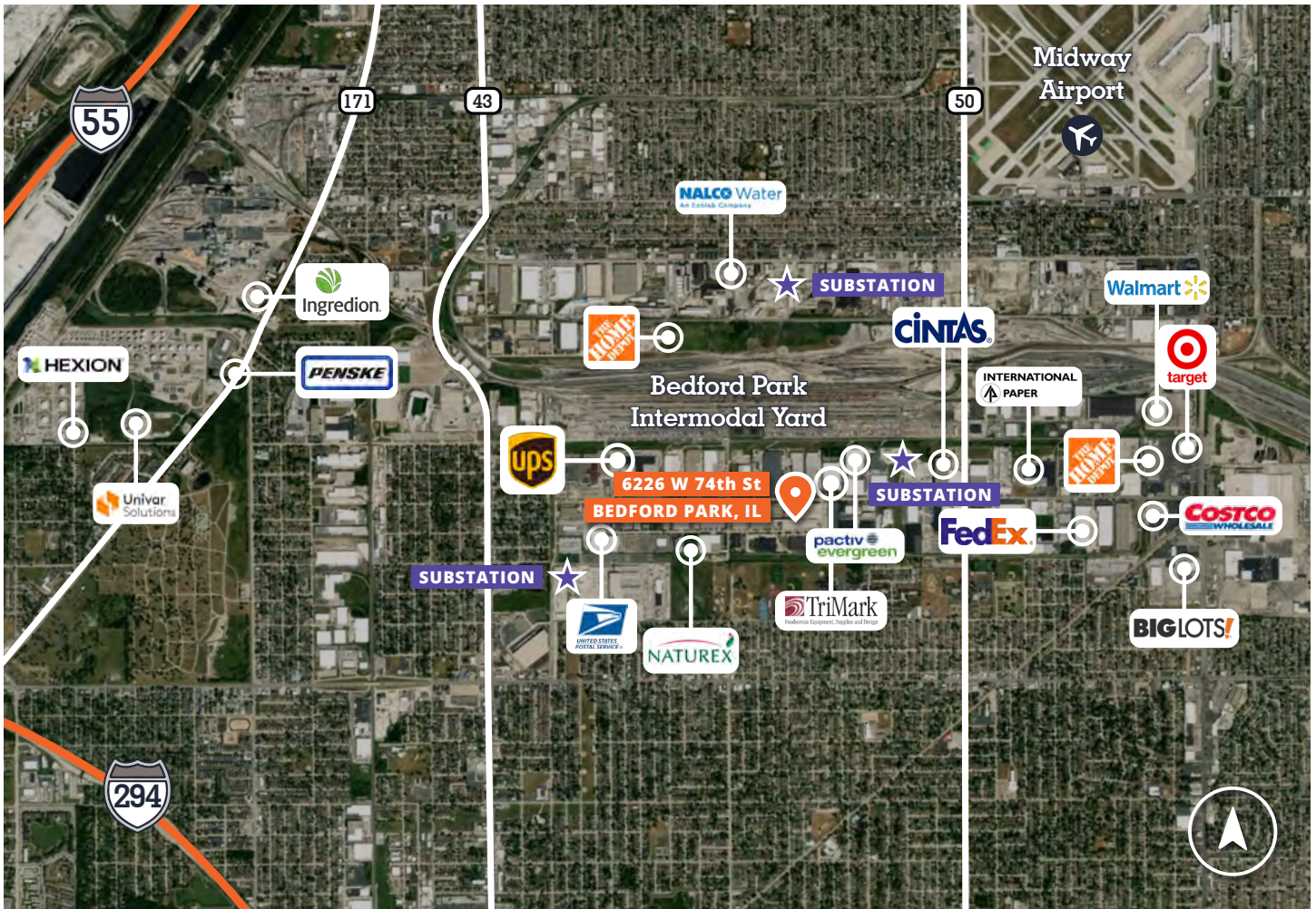
Norfolk Southern Landers

CSX/IHB Riverdale

Port of Indiana

Elwood Intermodal

# Corporate neighbors & demographics



## 15-30-45 Minute Demographics

Average Household Income

\$97,371    \$108,282    \$116,999

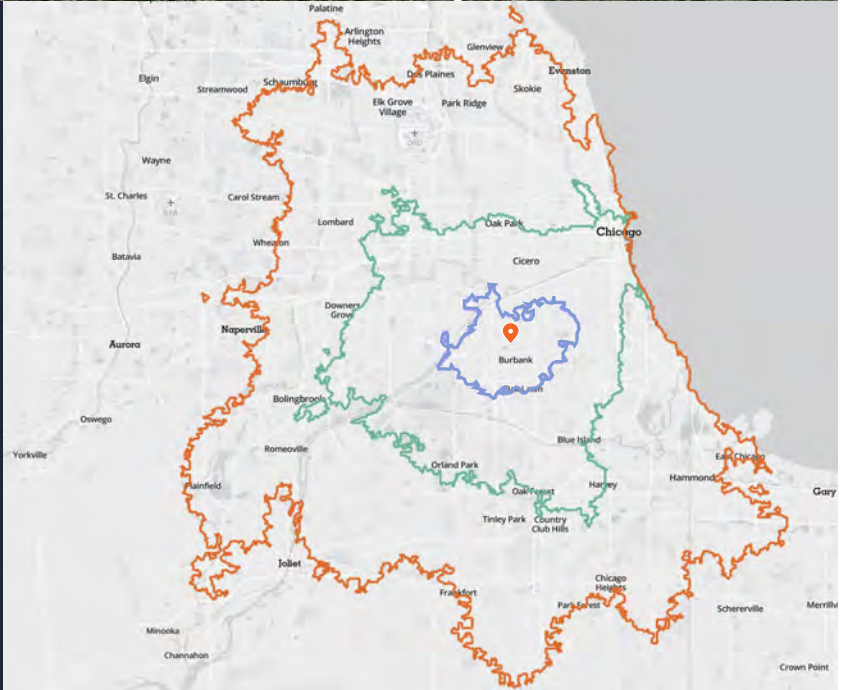
Total Current Population

300,770    1,922,931    5,365,829

Blue Collar Employees

31,444    327,571    834,154


- 15 Minutes
- 30 Minutes
- 45 Minutes



# For sale

344,450 SF

6226 W. 74th Street  
Bedford Park, IL

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property video



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