

# 3.27 Acres Available

3510 S. Kedzie Avenue  
Chicago, IL 60632



## SPECIFICATIONS

SITE SIZE	3.27 Acres   142,363 SF
ZONING	M3-3   Heavy Industrial
PIN	16-35-400-19
IMPROVEMENTS	Gravel Yard - No Building
FRONTAGE	Direct I-55/Stevenson
RAIL	BNSF ROW (North Edge)
SALE PRICE	Subject to Offer

## WHY 3510 S. KEDZIE AVENUE?

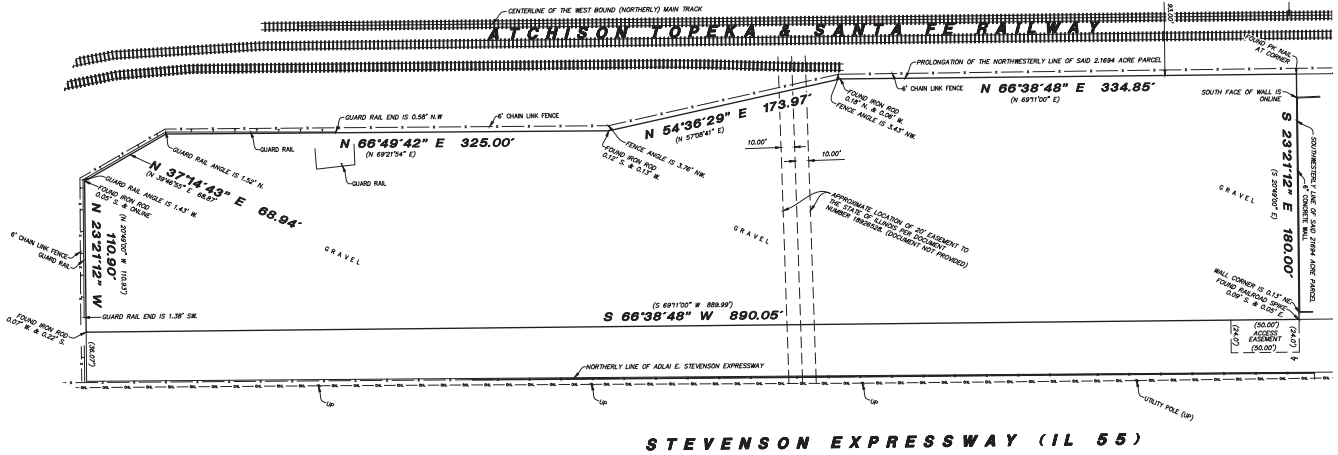
- ✓ Irreplaceable I-55 Frontage
- ✓ 170,000+ VPD
- ✓ Zoned M3-3 (Chicago's Most Flexible IOS Zone)
- ✓ < 5 minutes to BNSF Corwith Intermodal
- ✓ Shrinking Cook County IOS Supply
- ✓ Investor, Owner-User, or Land Bank Play

## Contact

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# IOS TRUCK TERMINAL



## M3-3 Zoning | Permitted Uses

- ✓ Outdoor Storage (Trucks, Trailers, Containers)
- ✓ Container Stacking & Intermodal Operations
- ✓ Truck Terminal/Cartage/Drayage Yards
- ✓ Equipment Rental & Construction Staging
- ✓ Recycling, Scrap, & Waste Transfer (By Right)
- ✓ Heavy Manufacturing, Fuel, & Chemical Storage

### Chicagoland Intermodal Map

1. CPKC Bensenville	8. IN Harbor Belt Riverdale
2. UP Proviso	9. CN Harvey
3. BNSF Cicero Yard	10. CN Kirk Yard
4. BNSF Corwith	11. IHB Gibson Yard
5. CSX Bedford Park	12. UP Global IV - Joliet
6. NS Landers	13. BNSF Elwood Intermodal
7. CSX Barr Yard	14. NS 63 <sup>rd</sup> Street

15. O'Hare
16. Midway
17. Gary/Chicago

18. Port of Indiana Burns Harbor
19. Illinois International Port

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