



THE CUBES

BEDFORD STATION

CRG | THE ART
& SCIENCE
OF BUILDING

NAIHiffman

37-Acre Site
6900 S Central
Bedford Park, Illinois

**Build to Suit Rail-Served
Industrial Development Opportunity**

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THE CUBES

BEDFORD STATION



BUILD-TO-SUIT RAIL-SERVED INDUSTRIAL DEVELOPMENT OPPORTUNITY

BEDFORD PARK ILLINOIS

Address

6900 S Central
Bedford Park, Illinois

Property Size

37.49 Acres

Rail Service

Belt Railway of Chicago
(direct switching to all six
Class I railroads)

Zoning

H1 (Heavy Industrial)

The Cubes Bedford Station is located adjacent to Belt Railway of Chicago. The largest intermediate switching terminal railroad in the United States, allowing it to interchange with every railroad serving the Chicago rail hub. The Belt Railway has the ability to service, by rail, approximately 100 industries. It also offers unique industrial and intermodal facility development opportunities – reasonable land value, taxes, and zoning requirements, planned especially for markets seeking a neutral locale with competitive access.

Demographics based on a five-mile radius:



537,902
POPULATION



\$60,829
MEDIAN HH
INCOME



162,330
LABOR FORCE



32.3%
BLUE COLLAR

Developed by

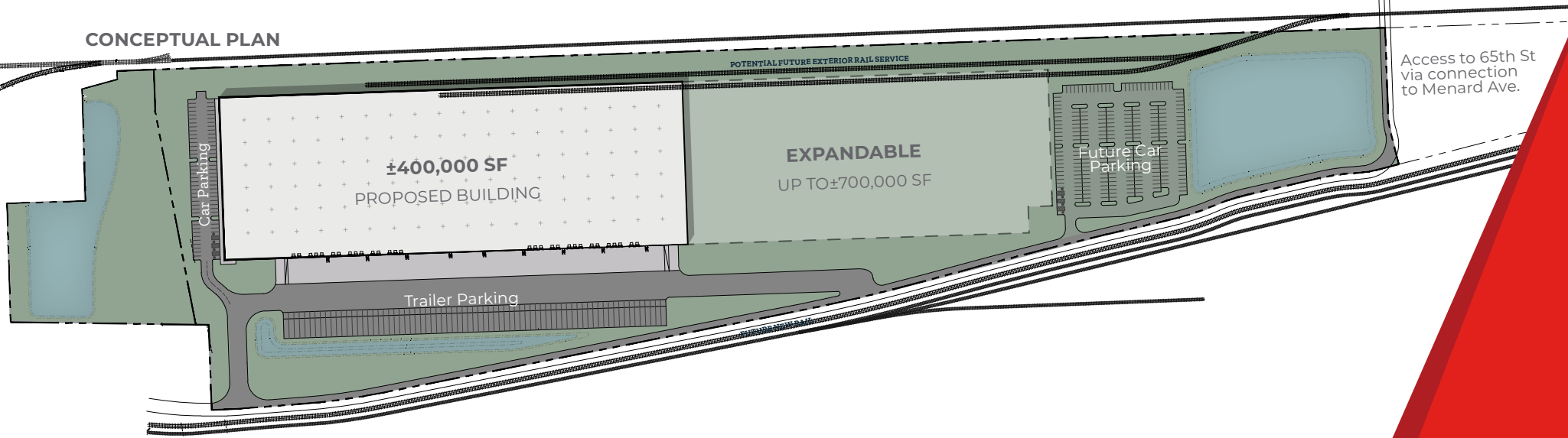
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NAI Hiffman
Commercial Real Estate Services, Worldwide



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CONCEPTUAL PLAN



±400,000 SF Building - Divisible/Expandable

Trailer Parking

73

Dock Positions

30 (expandable)

Car Parking

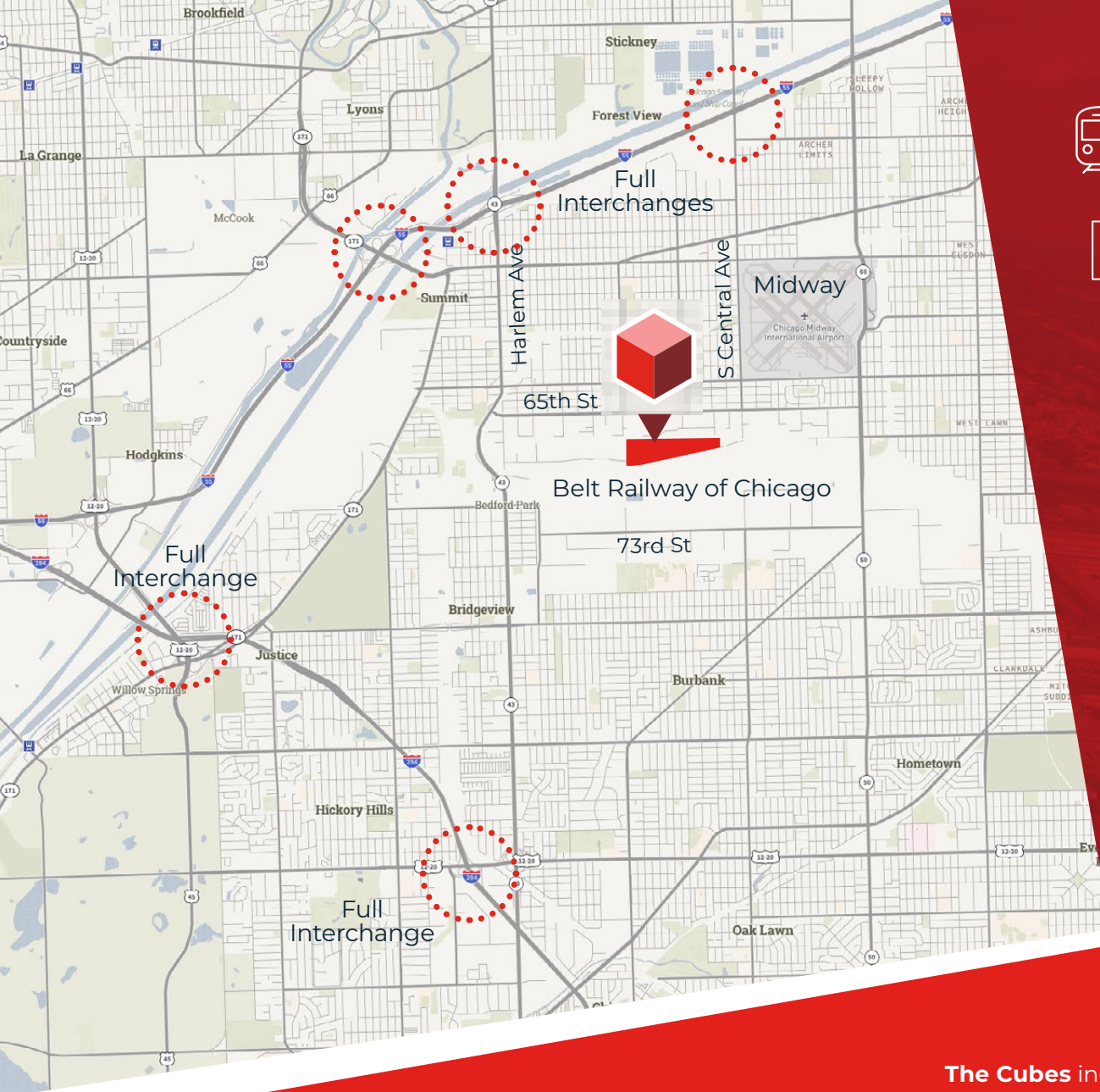
75 (expandable)

Office Space

To Suit



The 65th St/Harlem Avenue intersection is being rebuilt to improve traffic flow and overpass the rail crossing.
[View IDOT Study.](#)



Direct access to six Class I rail carriers



Bedford Park is located in an Enterprise Zone; the Village is aggressive with both TIF and Class 6b tax incentives



Bedford Park is built for business: ±600 residents, 570+ businesses, 12,000+ employees



Four adjacent PACE routes

For more information please contact:

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THE CUBES
BEDFORD STATION

The Cubes industrial brand is owned and developed by CRG. The Cubes represents CRG's philosophy of developing for the demands of next generation industrial users. The Cubes are designed with an emphasis on sustainability and state-of-the-art building specifications with consumer centric logistics strategies. With the end user always in mind, The Cubes offer superior access to logistics networks and strong, qualified labor supplies.