



CALUMET

BUSINESS CENTER

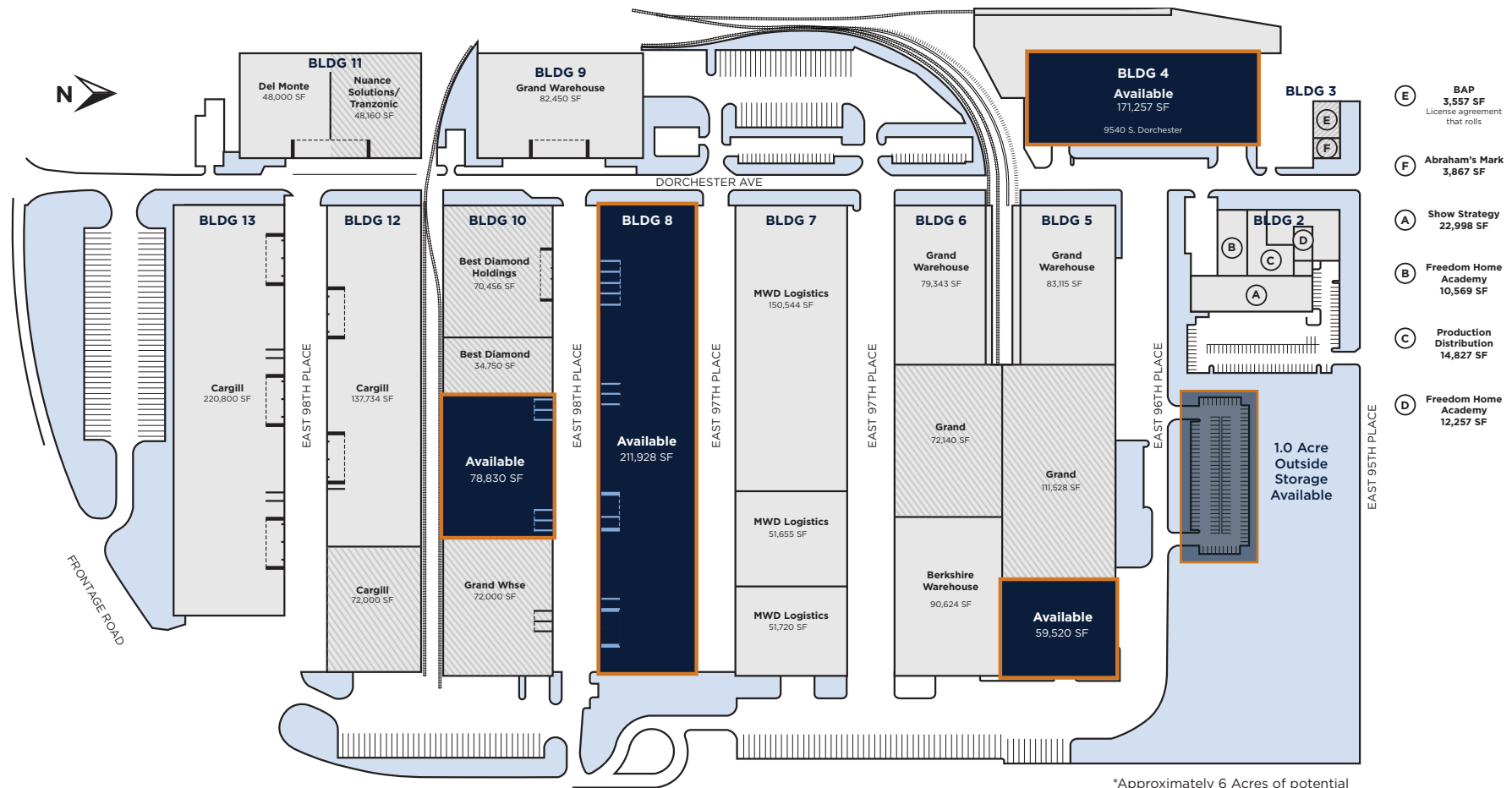
BUILDING 4 | 171,257 SF AVAILABLE | 9540 S DORCHESTER AVENUE, CHICAGO, IL

BUILDING 5 | 59,520 SF AVAILABLE | 1501 E 96TH STREET, CHICAGO, IL

BUILDING 8 | 211,928 SF AVAILABLE | 1400-1570 E 98TH STREET, CHICAGO, IL

BUILDING 10 | 78,830 SF AVAILABLE | 1545 E 98TH STREET & 1515 E 98TH STREET, CHICAGO, IL

CALUMET BUSINESS PARK FEATURES



*Approximately 6 Acres of potential
Would be interested in finding a long
term parking tenant.

RAIL-SERVED UNITS AVAILABLE
PRIVATE ROADS
24-HOUR SECURITY
ADJACENT TO I-94 AND I-57
ENTERPRISE ZONE 3 INCENTIVES

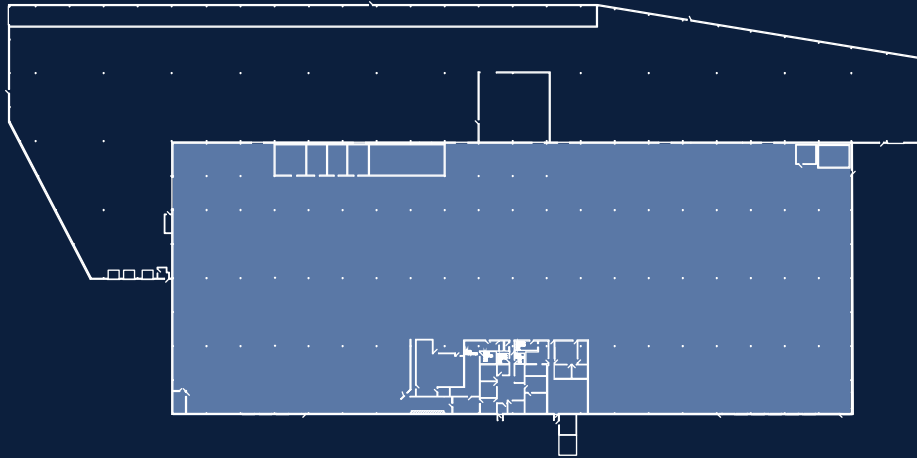
Park Size: 2,067,000 SF
Site Size: 112 Acres
No. of Buildings: 12
Clear Height: 18'9" - 28'
Column Spacing: 40' x 40' Typical

Fire Suppression: Fully Sprinklered
Docks / SF: Average 1 / 7,000 SF
Trailer Parking: 249
Car Parking: 572

BUILDING 4 HIGHLIGHTS



9540 S Dorchester Avenue, Chicago, IL



Space Available

171,257 SF

Clear Height

18'6"-28'

Exterior Docks

11

Drive-in Doors

2

Car Parking:

82

Trailer Parking:

PRO RATA

Bay Size

APPROX. 40'W X 40'D

Power

4,200 AMPS

Rail Access

INTERIOR RAIL

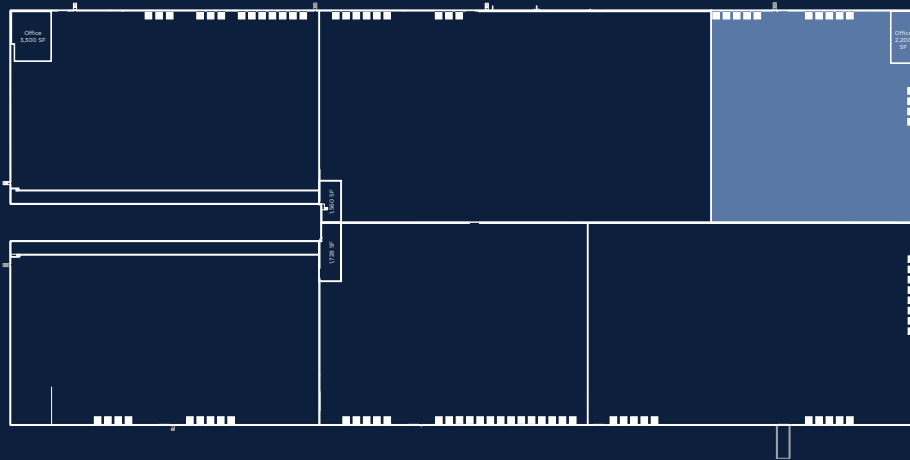
6 Rail Cars

Rail Provider

**NORFOLK
SOUTHERN**

BUILDING 5 HIGHLIGHTS

1501 E 96th Street, Chicago, IL



Space Available

59,520 SF

Clear Height

18'6"

Exterior Docks

14

9 with Shelters and
45K Levelers

Drive-in Doors

1

13'x 14'

Car Parking:

14

Bay Size

APPROX. 40'W X 40'D

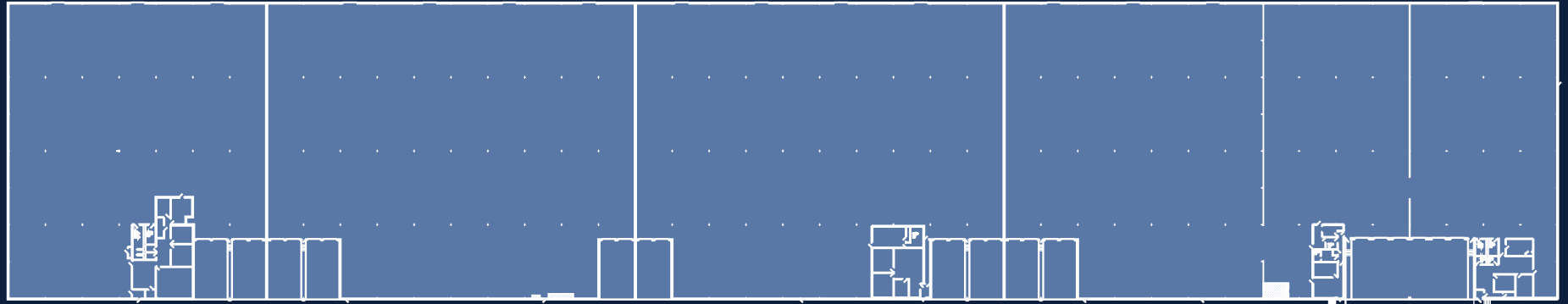
Power

400 AMPS, 480/277 VOLTS/3 PHASE

BUILDING 8 HIGHLIGHTS



1400-1570 E 98th Street, Chicago, IL



Space Available

211,928 SF

Divisible

Office Size

±6,000 SF

4 Separate Offices

Clear Height

18'9"

Exterior Docks

26

Car Parking:

59

Trailer Parking:

PRO RATA

Bay Size

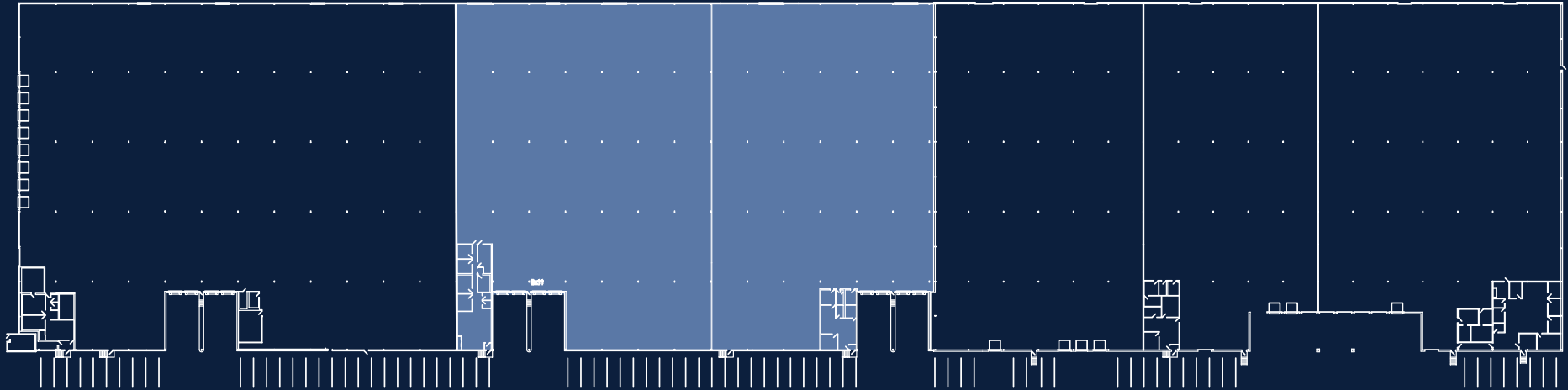
APPROX. 24'W X 48'D

Power

6-400 AMPS, 277/480 VOLTS

BUILDING 10 HIGHLIGHTS

1545 E 98th Street & 1515 E 98th Street, Chicago, IL



Space Available

78,830 SF

Divisible

Office Size

3,250 SF

Column Height

22'

Exterior Docks

8'

Car Parking:

24

Trailer Parking:

AMPLE

Column Spacing

24' X 48'

Power

200 AMPS, 480/27 VOLTS, 3 PHASE

LOCATION OVERVIEW

IMMEDIATE ACCESS
I-94 + I-57

CTA REDLINE
1.8 MILES

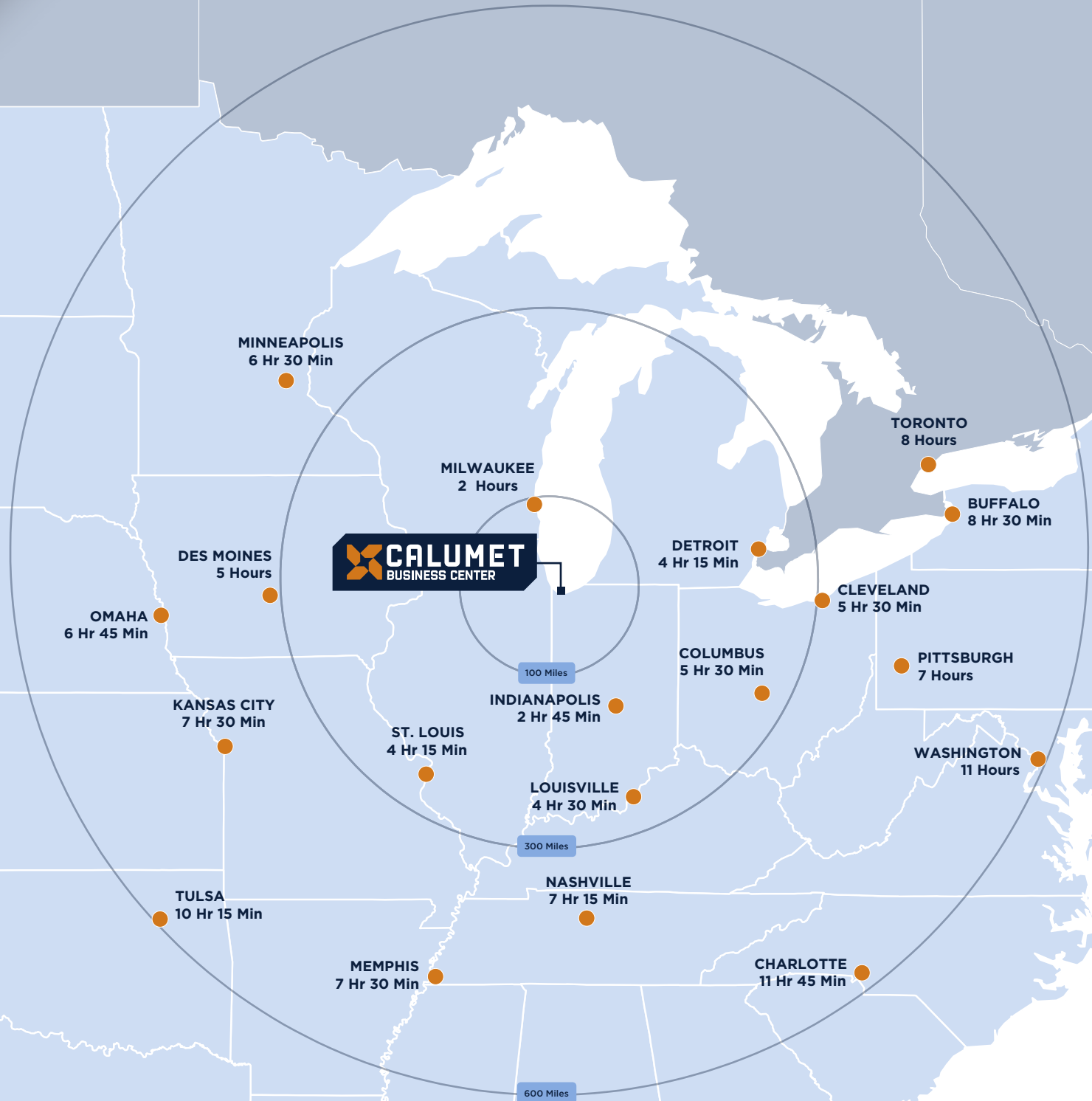
DOWNTOWN CHICAGO
13 MILES

MIDWAY AIRPORT
13 MILES

O'HARE AIRPORT
31 MILES



DRIVE TIMES



CALUMET BUSINESS CENTER



For More Information, Please Contact:

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