

FOR SALE OR LEASE

Owned and Operated by 

HILLSIDE LOGISTICS CENTER

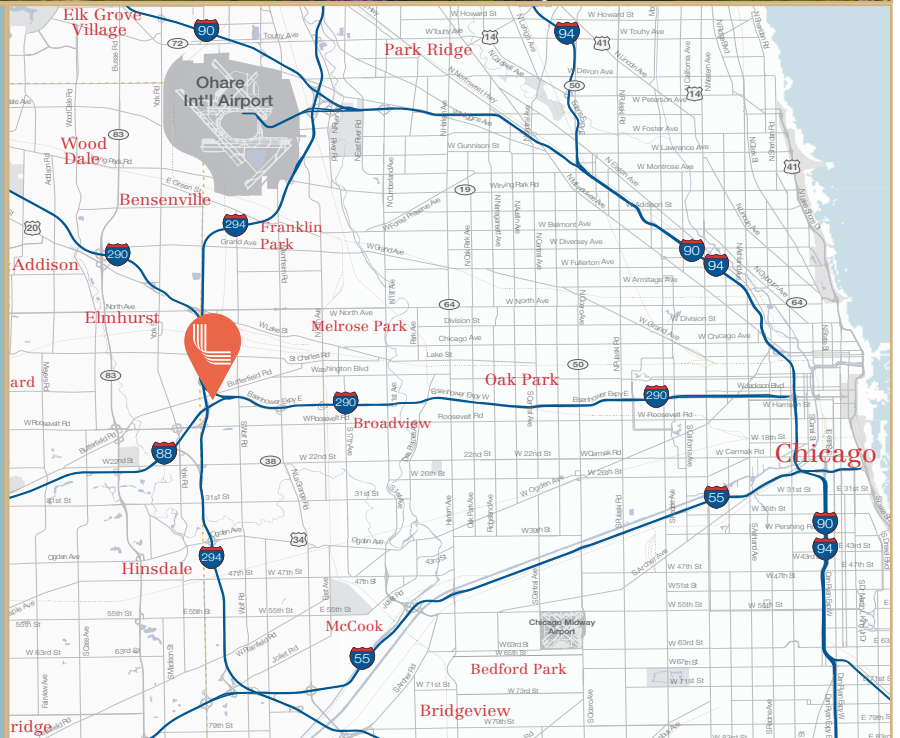
5999 Butterfield Road, Hillside, IL 60162

±295,393 SF



SPECIFICATIONS

Building Size	±295,393 SF (divisible)
Site Size	15.11 AC
Main Office Area	16,675 SF
Temp-Controlled Area	45,000 SF
Clear Height	27'6"
Loading Docks	24 interior; 6 exterior
Drive-in Doors	3
Car Parking	190 spaces
Trailer Parking	25 secure stalls
Power	3,000 amps @ 480 volts
Fire Protection	ESFR
Sale Price	Subject to Offer
Lease Rate	Subject to Offer



**SALE / LEASING
INFO CONTACTS**

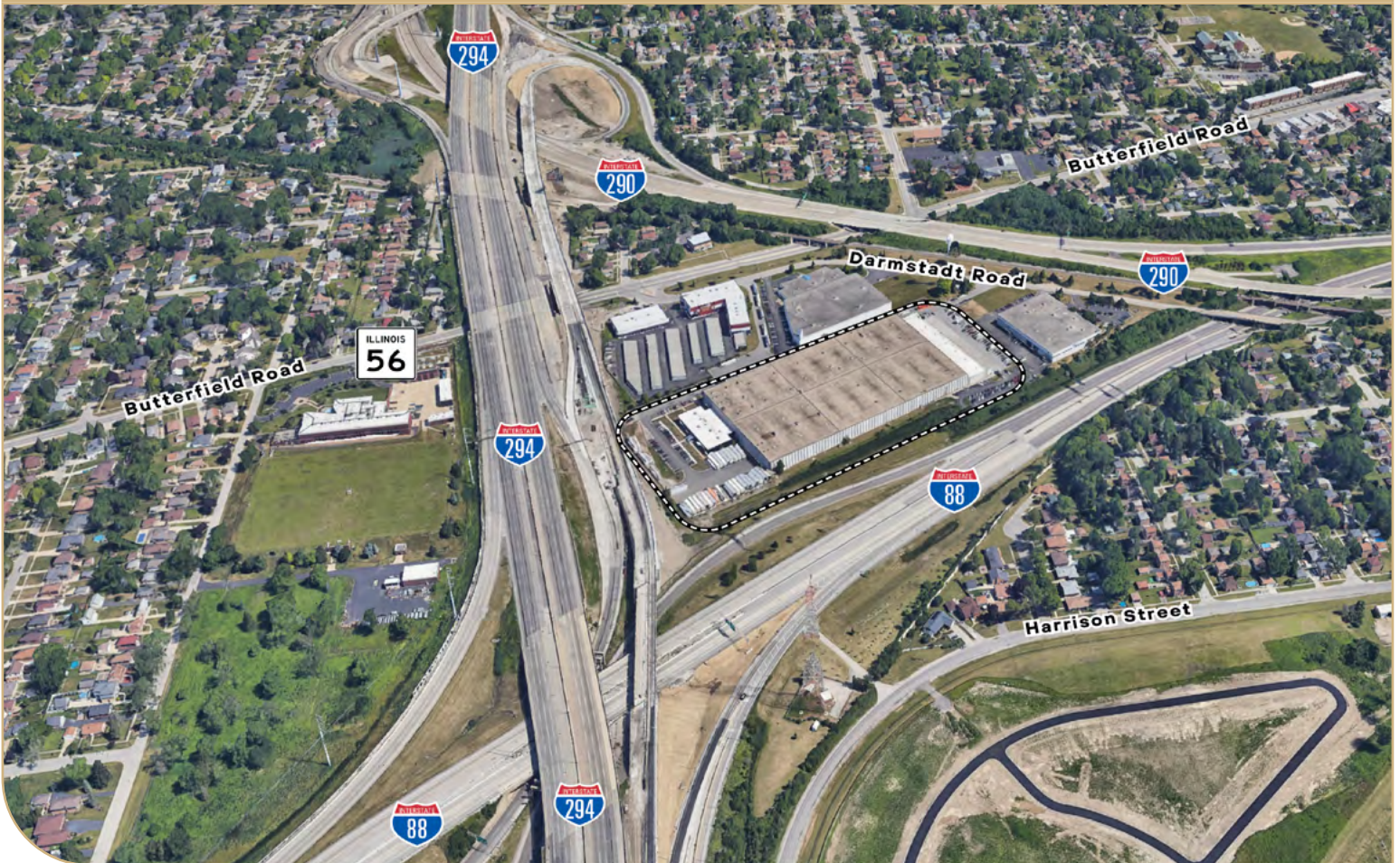
David Haigh, CCIM
Packy Doyle

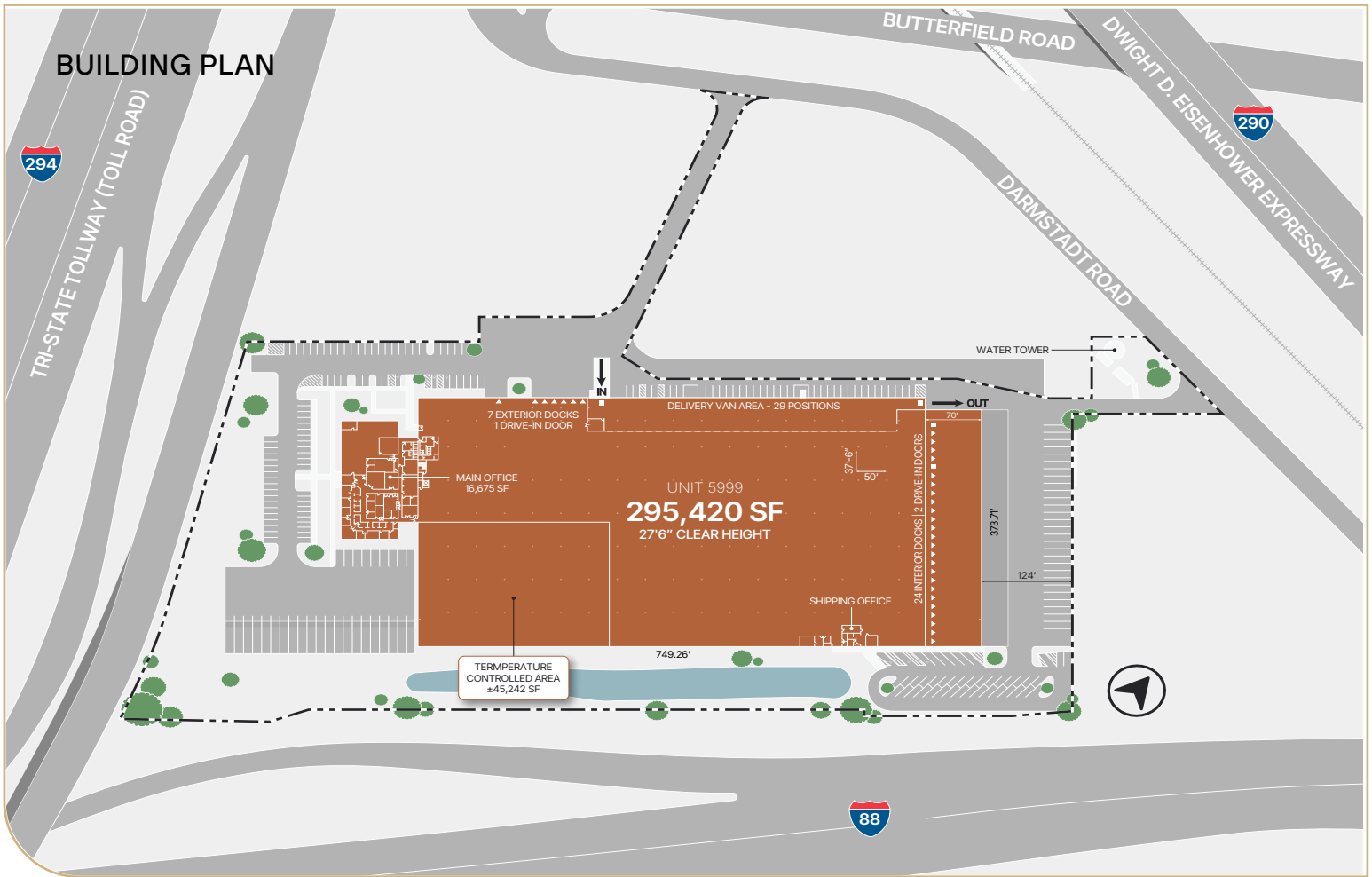
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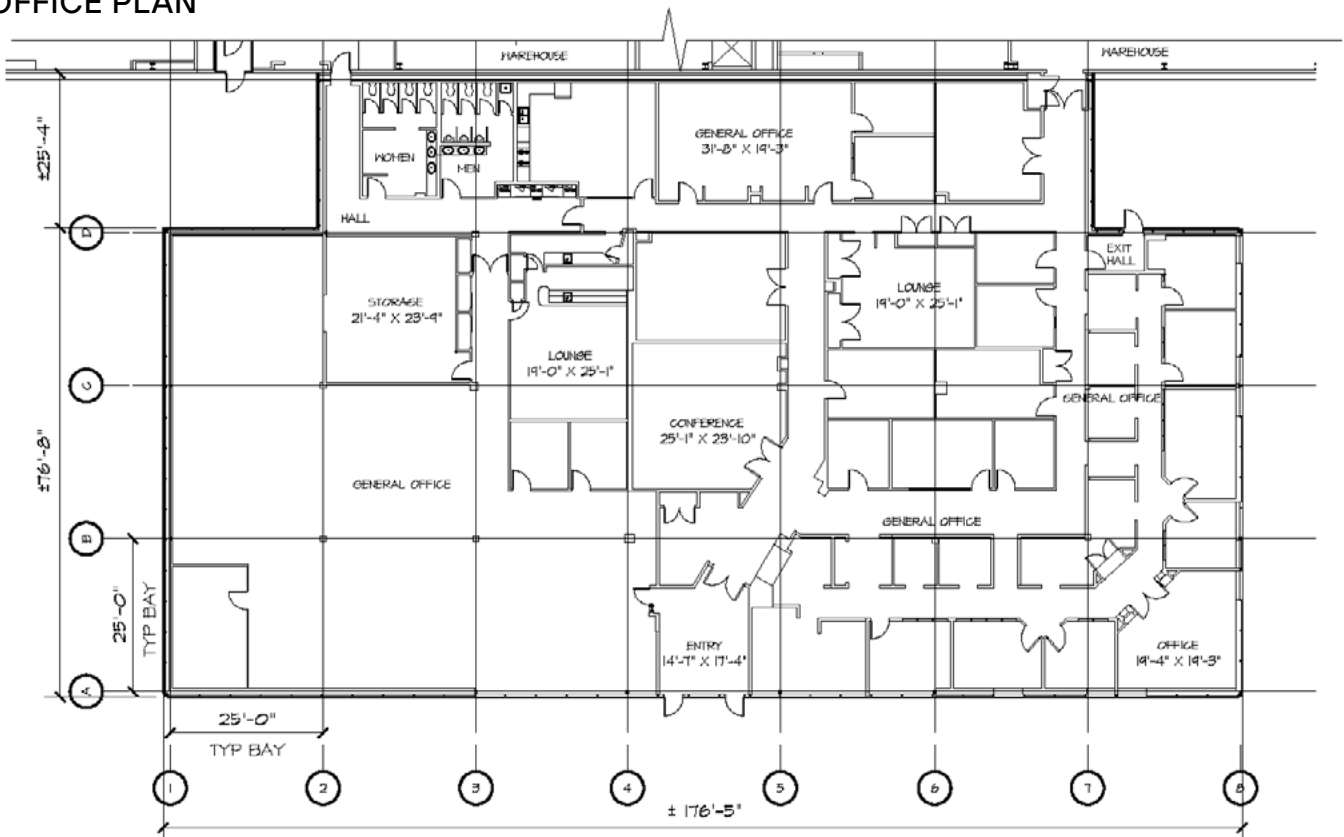
FEATURES

- Excellent distribution / fulfillment facility
- Visibility / signage opportunity (visible from I-294, I-88 & I-290)
- Over 400,000 vehicles per day drive by property
- Courier / van loading with 24 door interior loading docks
- Full glass, high-image front office
- Bright warehouse interior with high-output lighting
- All interior walls and ceilings painted white
- Additional shipping offices & restrooms located in warehouse area
- Separate warehouse employee entrance
- Driver's waiting area with restrooms
- Temperature-controlled area
- Close to all major suburbs & Chicago Central Business District





OFFICE PLAN



KEY DISTANCES

(DRIVE MILES, ONE-WAY)



INTERSTATES

I-294	4.6 miles
I-290	2.9 miles
I-88	2.4 miles
I-55	9.8 miles
I-355	6.9 miles
I-80	30.0 miles
I-90	16.2 miles
I-94	10.7 miles
I-57	25.5 miles



HIGHWAYS / ARTERIAL ROADS

Lake Street (Rte 20)	4.6 miles
Ogden Avenue (Rte 34)	6.2 miles
LaGrange / Mannheim (Rte 45)	2.2 miles
Irving Park Road (IL-19)	7.1 miles
Roosevelt Road (IL-38)	1.5 miles
Harlem Avenue (IL-43)	5.2 miles
Cicero Avenue (IL-50)	8.9 miles
Butterfield Road (IL-56)	0.9 miles
North Avenue (IL-64)	2.8 miles
Kingery Hwy / Busse Rd (IL-83)	2.7 miles
Archer / 1st Avenue (IL-171)	4.4 miles
Elgin-O'Hare Expressway (IL-390)	16.5 miles



MAJOR AIRPORTS

O'Hare International	11.0 miles
Midway International	12.9 miles



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