



5750 W 118TH STREET, ALSIP, IL

FOR LEASE OR SALE

366,869 SF (Divisible)

RAIL SERVED AND HEAVY POWER

LOCATION HIGHLIGHTS:

- 2 Miles to Cicero & I-294 Interchange
- 9 Miles to Midway Airport
- 10 Miles to I-80
- 13 Miles to I-55
- 23 Miles to Downtown Chicago



BUILDING FEATURES



366,869 SF

Highlights

- Rail Served – Indiana Harbor Belt
- Power: (12) 4000 Amp, 480v Transformers
- Cranes: (2) 20- Ton cranes, (1) 7.5 Ton crane



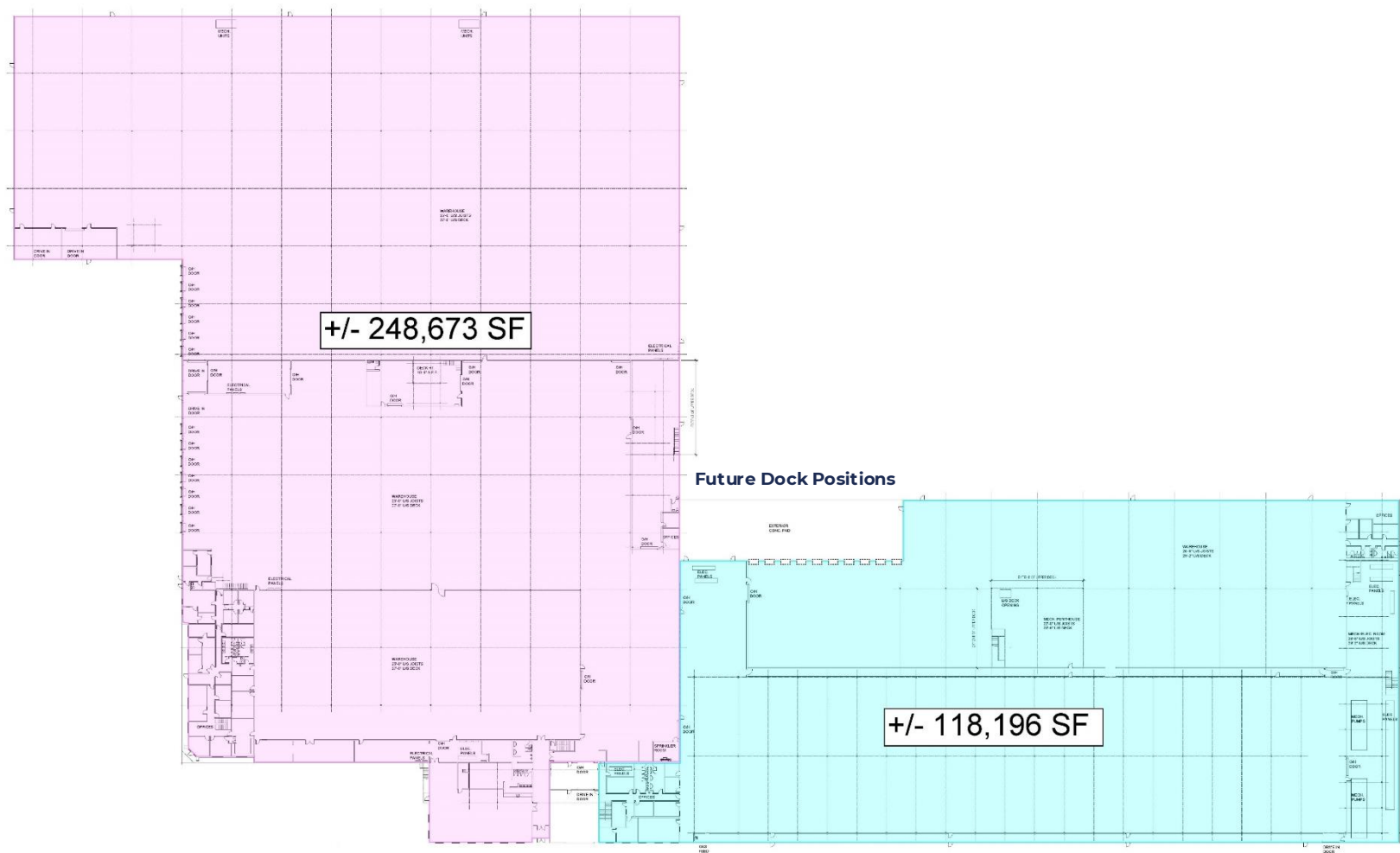
PROPERTY FEATURES

- Construction Year: 1996/2000
- Clear Height: 24-26'
- Dock Doors: 12 (Expandable to 22)
- Drive-In Doors: 7
- Car Parking: 350 (Expandable)
- 29 Trailer Stalls (Expandable)
- Site Size: 24 AC
- 4 AC Paved Car & Trailer Parking (Expandable)
- 18,258 SF First floor office
- 17,206 SF mezzanine (not included in SF)
- 6B Tax incentive
- Asking Price: Subject to Offer

NEW IMPROVEMENTS

- New Roof coating with 15-year warranty
- Parking Surfaces
- Mechanicals
- Rail Improvements
- Interior and Exterior Paint
- Office Improvements



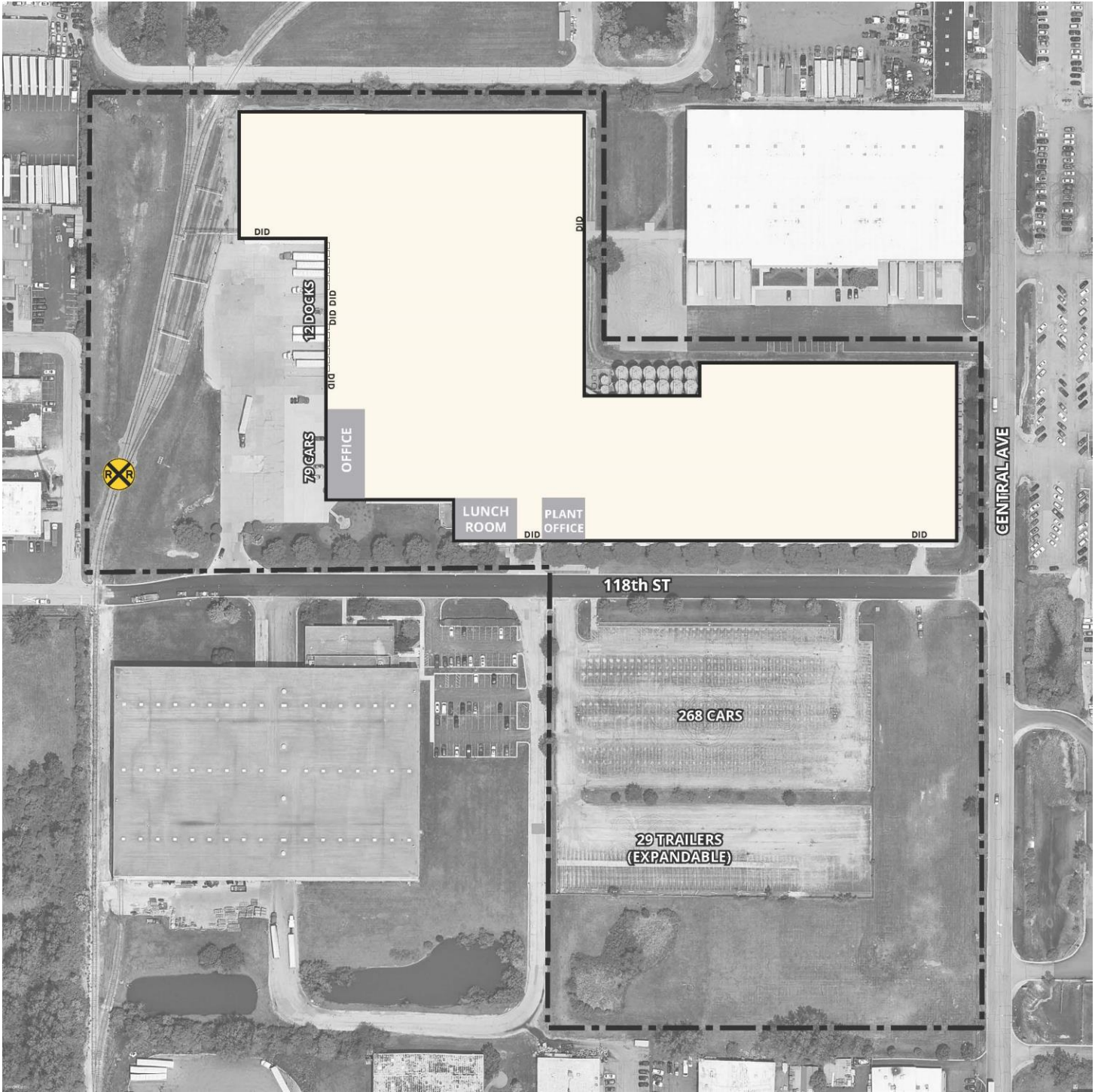


CONTACT:

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- Class 6B Assessment Status
- Immediate Access to full 294 interchange
- 9 miles to UPS CACH - Hodgkins
- 9 miles to Midway Airport
- 33 miles to O'Hare Airport

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