



Full building available 12/2026!

Total Building Size	281,847 SF
Available for Sale	281,847 SF
Available for Lease	281,847 SF (divisible to 72,712 SF)
Site Size	12.63 Acres
Office Size	5,000 SF
Ceiling Height	22' clear
Docks	16 exterior
Drive-in Doors	3 DID
Lighting	LED motion sensor
Power (2 services)	+/- 1,000a/480v 600a/480v
Sprinkler	ESFR
Year Built	1963
Lease Price	\$7.95/SF Gross
Reduced Sale Price	\$10,900,000 \$10,500,000
Comments	2.07 acres of additional trailer parking 55 potential trailer positions Site may be paved, fenced, lit and/or gated

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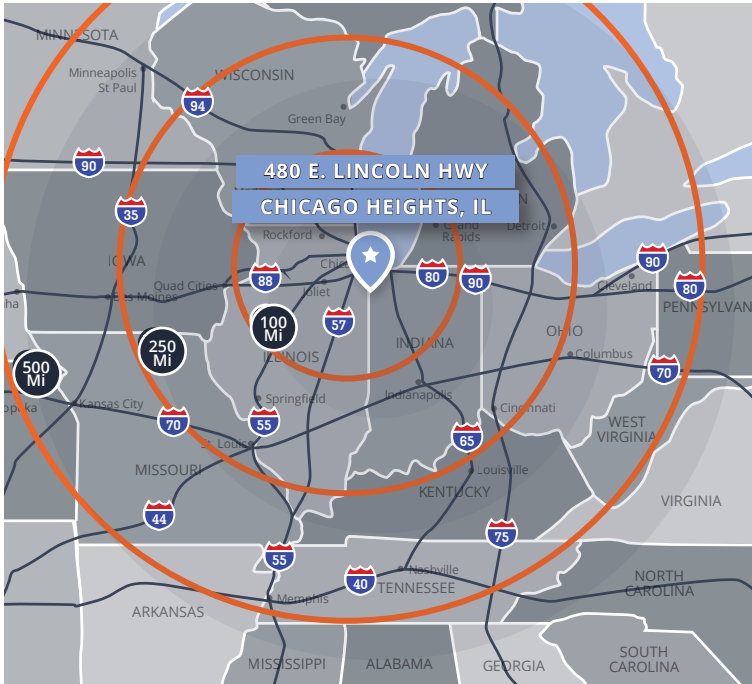
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One Day Delivery Map



A Transportation & Shipping Hub



Chicagoland is home to the **largest switching terminal in the U.S.** and six of the seven Class 1 rail lines



O'Hare International airport has the **4th highest volume air freight ports** in the United States



Neighboring Indiana is the national leader in pass-through interstates and **first in shortest distance** to the median center of U.S. population



Represented by:

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Owned by:



BRASSWATER

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