



9500 W. 55th Street
McCook, Illinois 60525

One Oakbrook Terrace
Suite 400
Oakbrook Terrace, Illinois 60181

hiffman.com

PROPERTY HIGHLIGHTS

- Year Built: 2000
- Column Spacing: 48' x 40'
- Fire Protection: ESFR system
- Outdoor Storage: Subject to municipal ordinance
- Warehouse Heat: Roof-mounted positive pressure unit
- Real Estate Taxes: Class 6B in place (recently renewed)
- Front-facing unit with excellent exposure on W 55th St.
- Corner location with signalized intersection
- Quick access to I-55 via 4-way interchange at First Ave.
- 3.5 miles to I-294
- Close proximity to City of Chicago and Midway Airport
- Lease Rate: Subject to Offer



AVAILABLE SPACE: 104,110 SF
BUILDING AREA: 201,550 SF



15,550 SF
OFFICE



10 EXTERIOR DOCKS
EXPANDABLE TO 25
1 DID (12' x 14')



119 AUTO PARKING
±15 TRAILER PARKING

Contact

Adam Stokes
+1 312 498 7400
astokes@hiffman.com



28' CEILING
HEIGHT



2,000 AMPS
480 VOLTS

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

