

156,980 SF Available

3900 S. Cicero Avenue
Stickney, IL 60804



SPECIFICATIONS

BUILDING SIZE	± 156,980 SF
LAND AREA	± 6.36 AC
AVAILABLE	± 46,250 SF – 156,980 SF
OFFICE AREA	± 4,000 SF
CEILING HEIGHT	16'6" & 21'6" – 24' Clear
DOCKS	13 (<i>Exterior</i>)
DRIVE INS	7 (14' H)
SPRINKLERS	Wet System
POWER	Heavy, 3-Phase
OFF STREET PARKING	± 105 Spaces
ZONING	M3 Manufacturing
LEASE RATE	Contact Brokers

WHY 3900 S. Cicero Avenue?

- ✓ Immediate access to I-55, providing seamless connectivity throughout the Chicago metropolitan area
- ✓ Heavy power infrastructure ideal for manufacturing and industrial operations
- ✓ Access to a large, skilled manufacturing and logistics workforce
- ✓ Strategically located within one of Chicagoland's most established industrial corridors
- ✓ Labor: 1,566,000+ within 10 miles

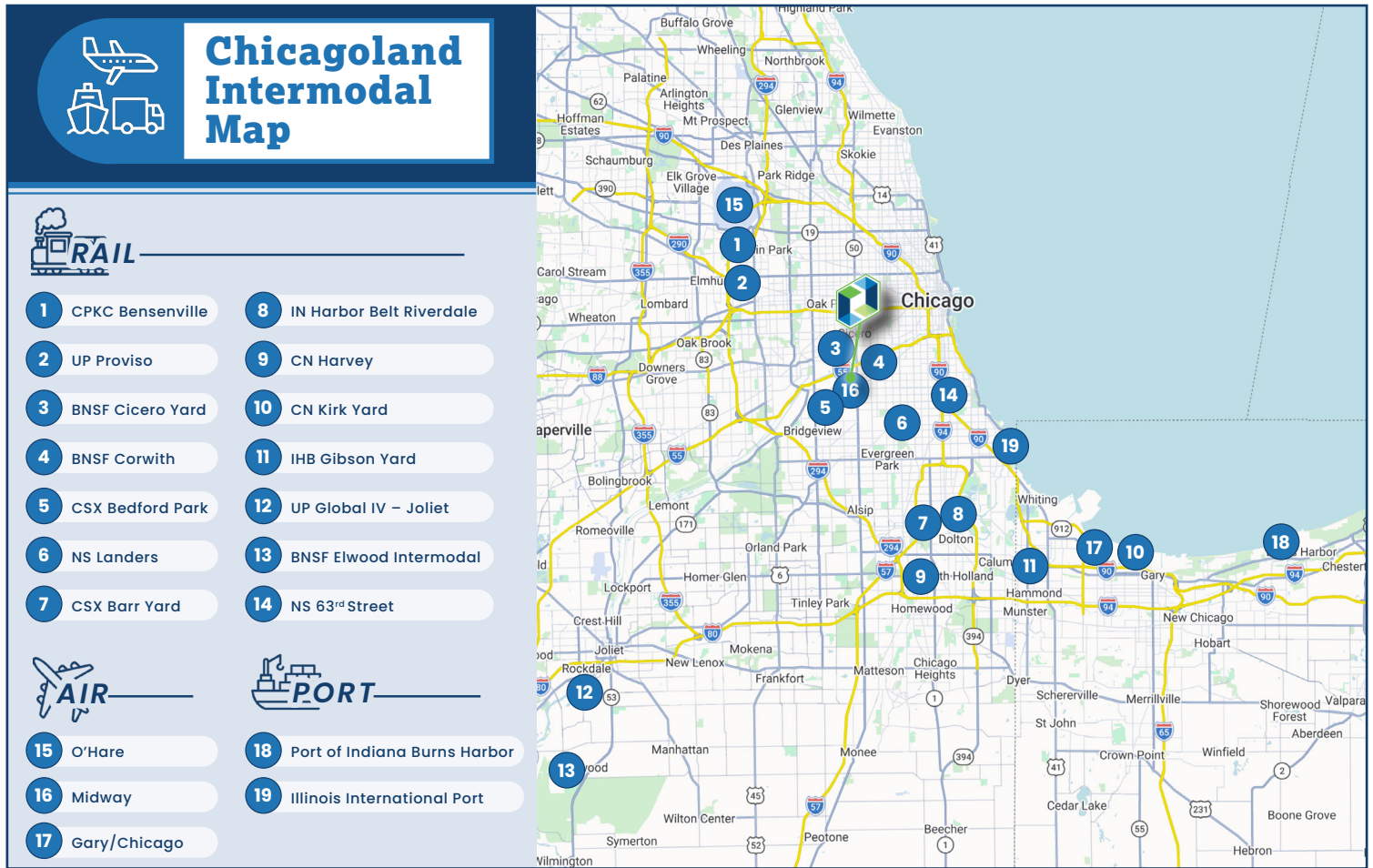
Contact

Frank Melchert, SIOR
(312) 766-4281
frank@cawleycre.com

Stevan Arandjelovic
(312) 766-4284
stevan@cawleycre.com

Location
3900 S. Cicero Avenue | Stickney, IL 60804

Industrial Warehouse



Contact

Frank Melchert, SIOR
(312) 766-4281
frank@cawleycre.com

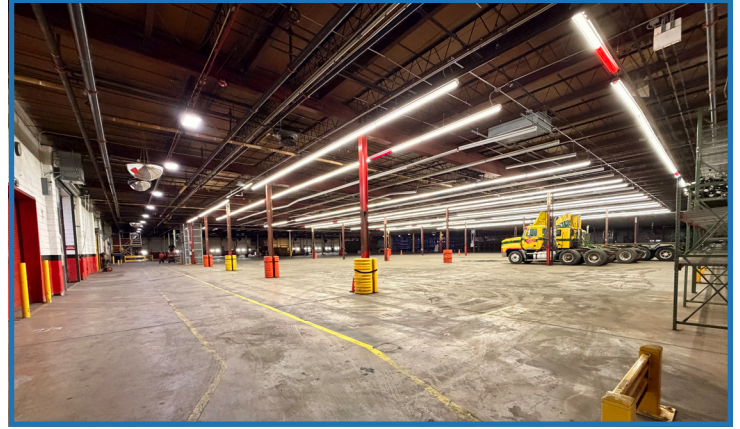
Stevan Arandjelovic
(312) 766-4284
stevan@cawleycre.com



DISCLAIMER: The information contained in this marketing brochure has been secured from sources we believe to be reliable. All information is presented "as is" and Cawley CRE makes no representations or warranties, expressed or implied, as to the accuracy of the information. All information references to, but not limited to, acreage, square footage, age and other measurements are approximations, based on reliable sources. All interested parties to purchase, or to lease, should conduct an independent, thorough, investigation of the property, and verify all information. Any reliance to the information contained within this marketing material is solely at your own risk, and the interested party bears all risk for any inaccuracies. The property owner reserves the right, at its sole discretion, to reject any offer or expressions of interest, and/or to terminate, or withdraw status of availability, at any time, without notice.

Warehouse Photos
3900 S. Cicero Avenue | Stickney, IL 60804

Industrial Warehouse



Contact

Frank Melchert, SIOR
(312) 766-4281
frank@cawleycre.com

Stevan Arandjelovic
(312) 766-4284
stevan@cawleycre.com



DISCLAIMER: The information contained in this marketing brochure has been secured from sources we believe to be reliable. All information is presented "as is" and Cawley CRE makes no representations or warranties, expressed or implied, as to the accuracy of the information. All information references to, but not limited to, acreage, square footage, age and other measurements are approximations, based on reliable sources. All interested parties to purchase, or to lease, should conduct an independent, thorough, investigation of the property, and verify all information. Any reliance to the information contained within this marketing material is solely at your own risk, and the interested party bears all risk for any inaccuracies. The property owner reserves the right, at its sole discretion, to reject any offer or expressions of interest, and/or to terminate, or withdraw status of availability, at any time, without notice.