

REDUCED SALE PRICE!
\$63/PSF • \$9,954,000



**±158,000 SF MANUFACTURING BUILDING
AVAILABLE FOR SALE OR FOR LEASE**

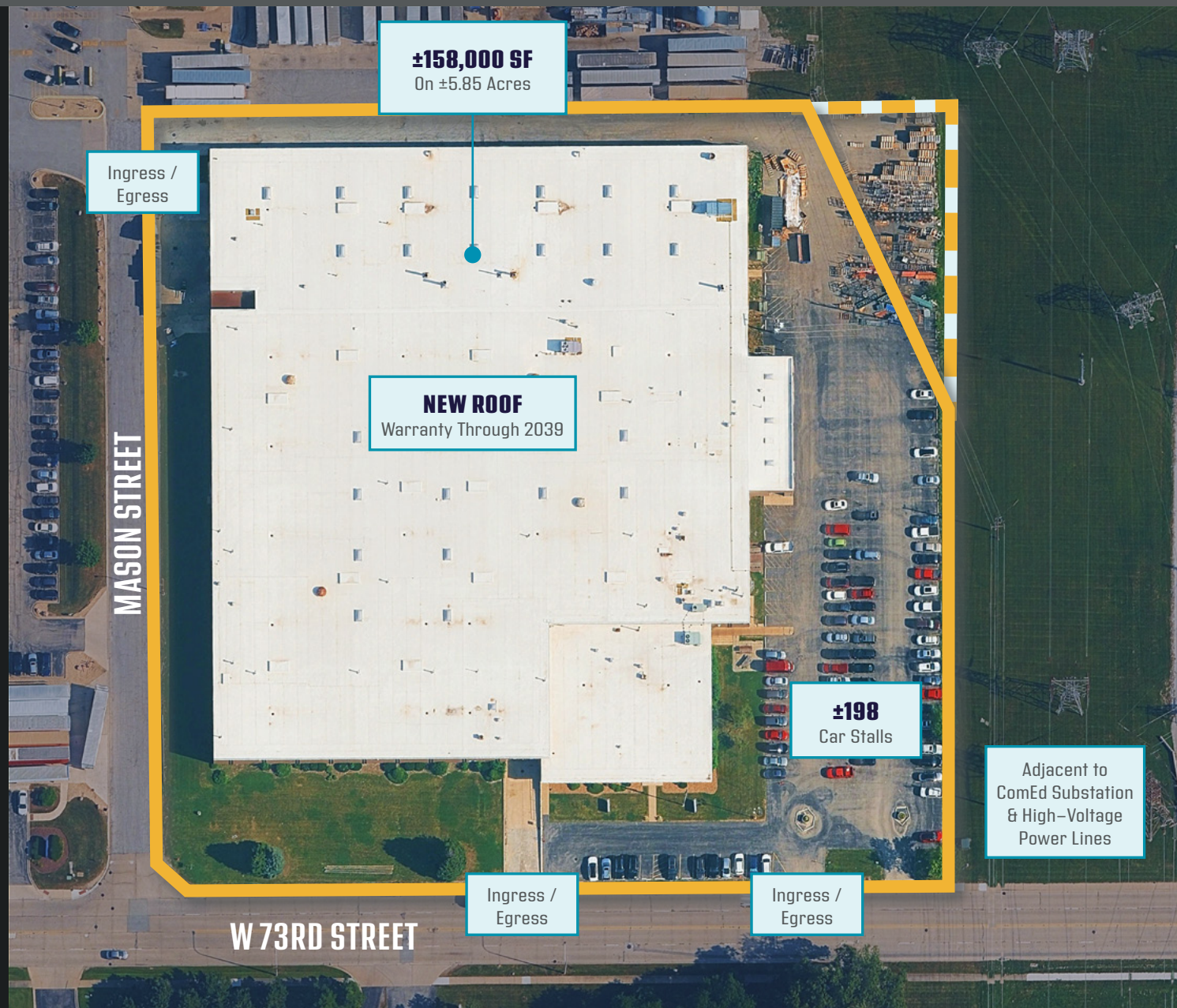
ADJACENT TO COMED SUBSTATION & HIGH-VOLTAGE POWER LINES
LARGE WATER SUPPLY AVAILABLE
NEW ROOF – WARRANTY THROUGH 2039

5858
W 73RD STREET
BEDFORD PARK, IL



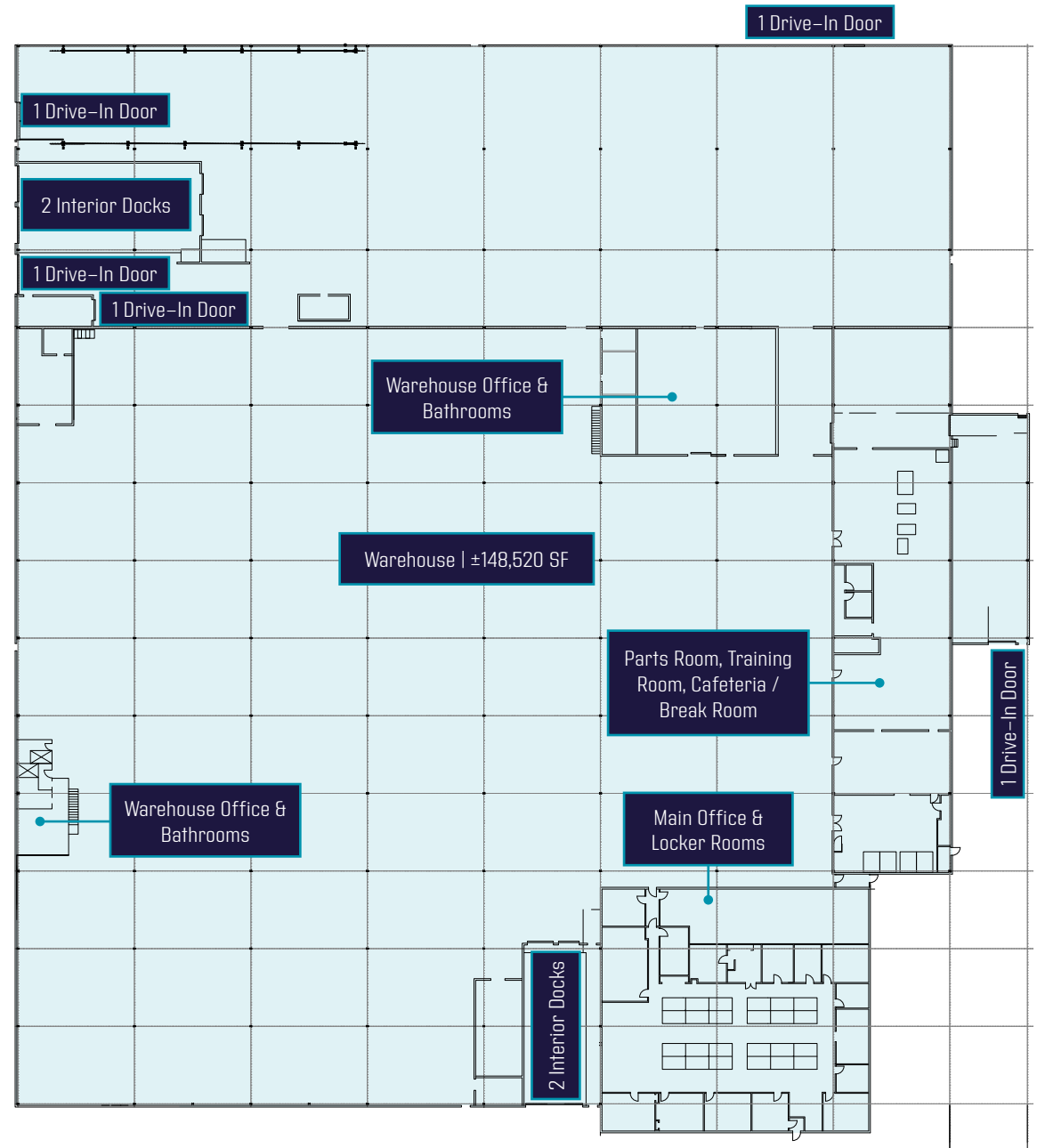
IDEAL DESIGN

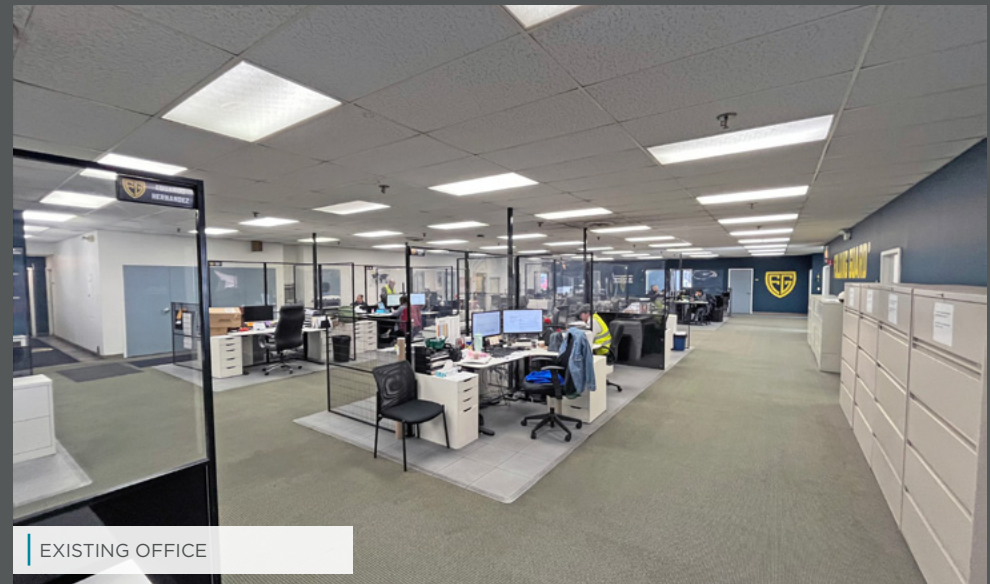
A perfect manufacturing facility with heavy power, quality office space and employee locker rooms. Located adjacent to high-voltage power lines and a ComEd substation, this site lends an opportunity to increase power easier than most other properties.

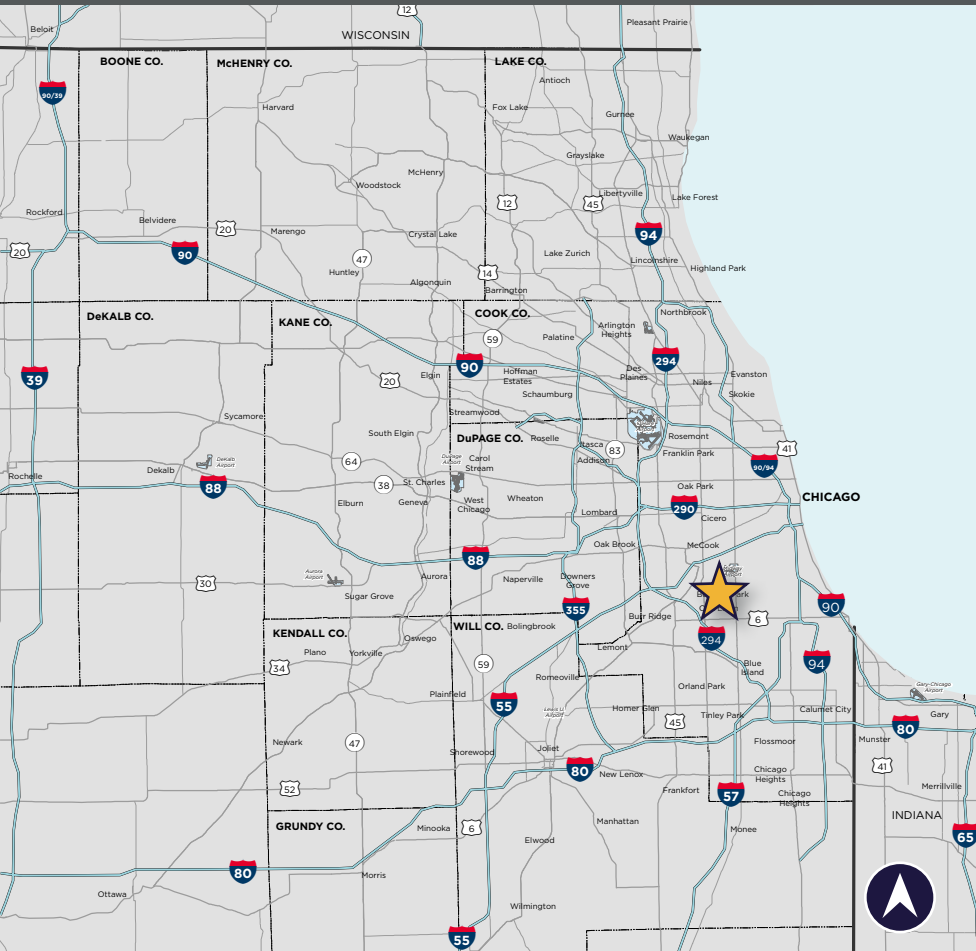


FOR SALE OR FOR LEASE ±158,000-SF INDUSTRIAL FACILITY

Total Building Size	±158,000 SF
Land Size	±5.85 AC
Office Areas	±9,480 SF (3 spaces)
Warehouse	±148,520 SF
Clear Height	18' to 19'
Year Built	1971
Docks	4 interior recessed
Drive-in Doors	5
Column Spacing	30' x 45' (typical)
Power	» ±6000 Amps, 480/277 V, 3-Phase, 4-Wire » Two 1,500 KVA transformers
Sprinkler System	Wet
Lighting	LED
Car Stalls	±198
Roof	2019; warrantied through 2039
Zoning	H-1 Heavy Manufacturing District
Taxes (2025)	±\$246,000 (\$1.58 PSF)
Sale Price	\$9,954,000 (\$63 PSF)
Lease Rate	Subject to Offer
Features	» 6b tax incentive (renewal potential) » Large water supply available » Adjacent to ComEd substation & high-voltage power lines » New roof – warranty through 2039







PRIME LOCATION

Offering immediate access to the nation's third-largest metropolitan population and workforce with 25% of the U.S. population living within a one-day drive time.



0.7 Miles to CSX Bedford Park Yard



4.5 Miles to Nearest I-55 Interchange



<1.5 Miles to UPS, USPS, FedEx



9.6 Miles to BNSF Logistics Park Chicago



2.7 Miles to Midway International Airport



14 Miles to Downtown Chicago

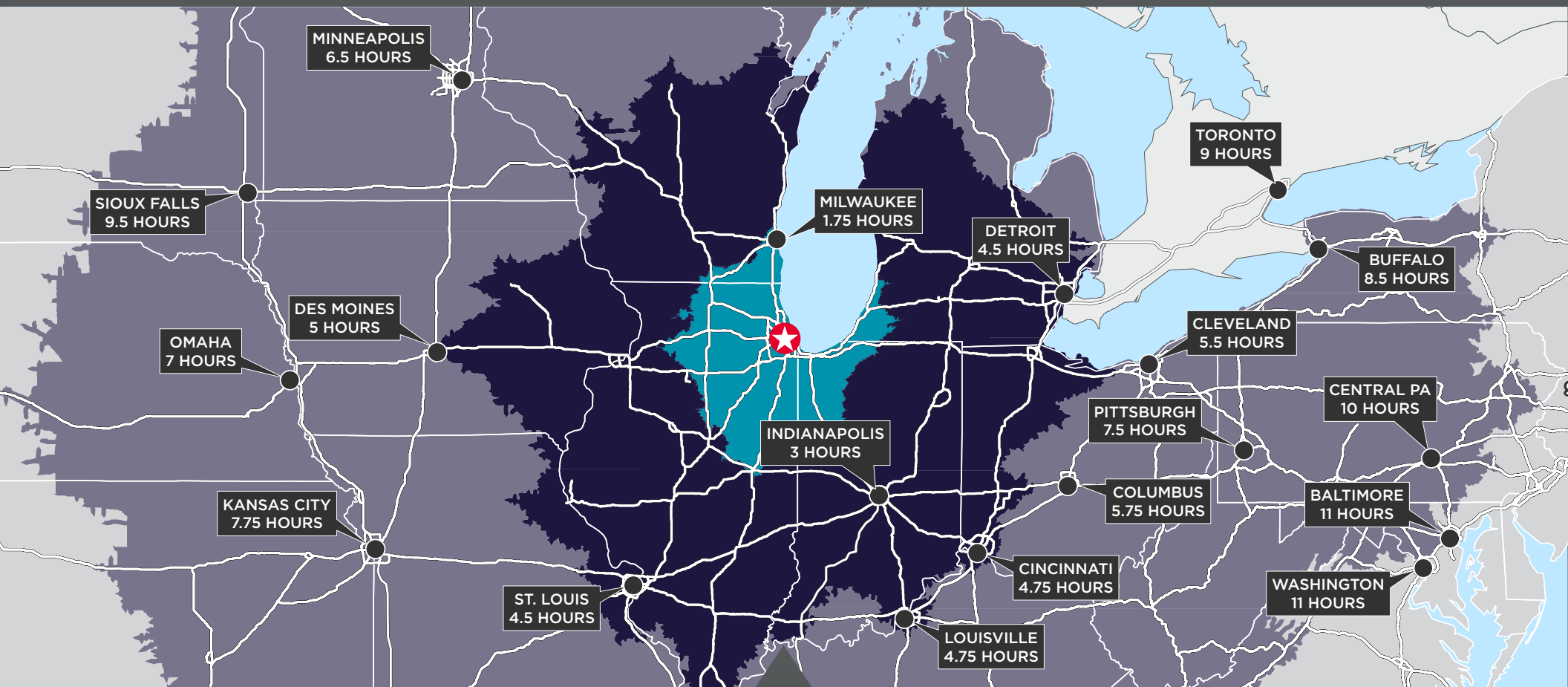
ACCESS HIGHLIGHTS

- Close proximity to CSX & BNSF Intermodals; UPS, USPS & FedEx
- Immediate access to I-80 & I-55
- 25% of U.S. population within one-day delivery
- Leverage a workforce >1M within a 45-minute drive
- Business friendly local and county government



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BEDFORD PARK, IL

WELL CONNECTED – LOCALLY, REGIONALLY & NATIONALLY



SAME-DAY DELIVERIES

Strategically located at the heart of a comprehensive local, regional, and national roadway network, 5858 West 73rd Street offers access to millions of customers for efficient same-day delivery.

CHICAGO CBD
14 MILES

MILWAUKEE
105 MILES

INDIANAPOLIS
183 MILES

DETROIT
286 MILES

ST. LOUIS
288 MILES

CINCINNATI
295 MILES

LOUISVILLE
299 MILES

COLUMBUS
330 MILES

MINNEAPOLIS
421 MILES

PITTSBURGH
467 MILES

NASHVILLE
473 MILES



158,000 SF INDUSTRIAL FACILITY AVAILABLE FOR SALE OR FOR LEASE



READY TO LEARN MORE?

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