

181,025 SF AVAILABLE FOR LEASE

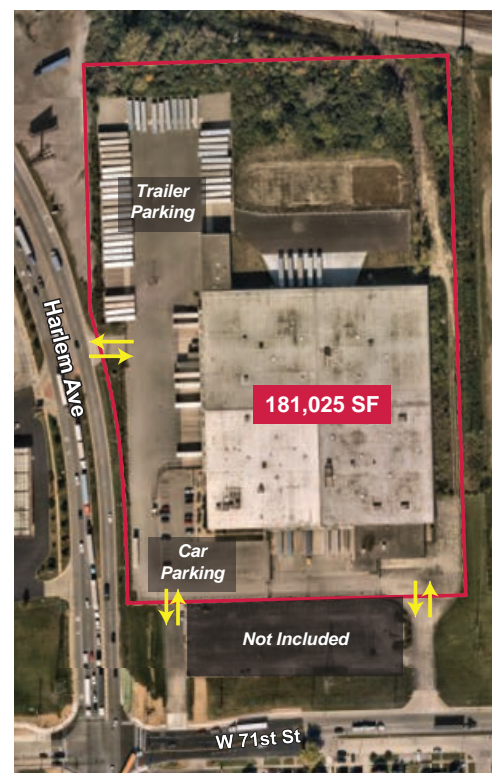
7001 S. HARLEM AVENUE

BEDFORD PARK, IL



BUILDING SPECIFICATIONS:

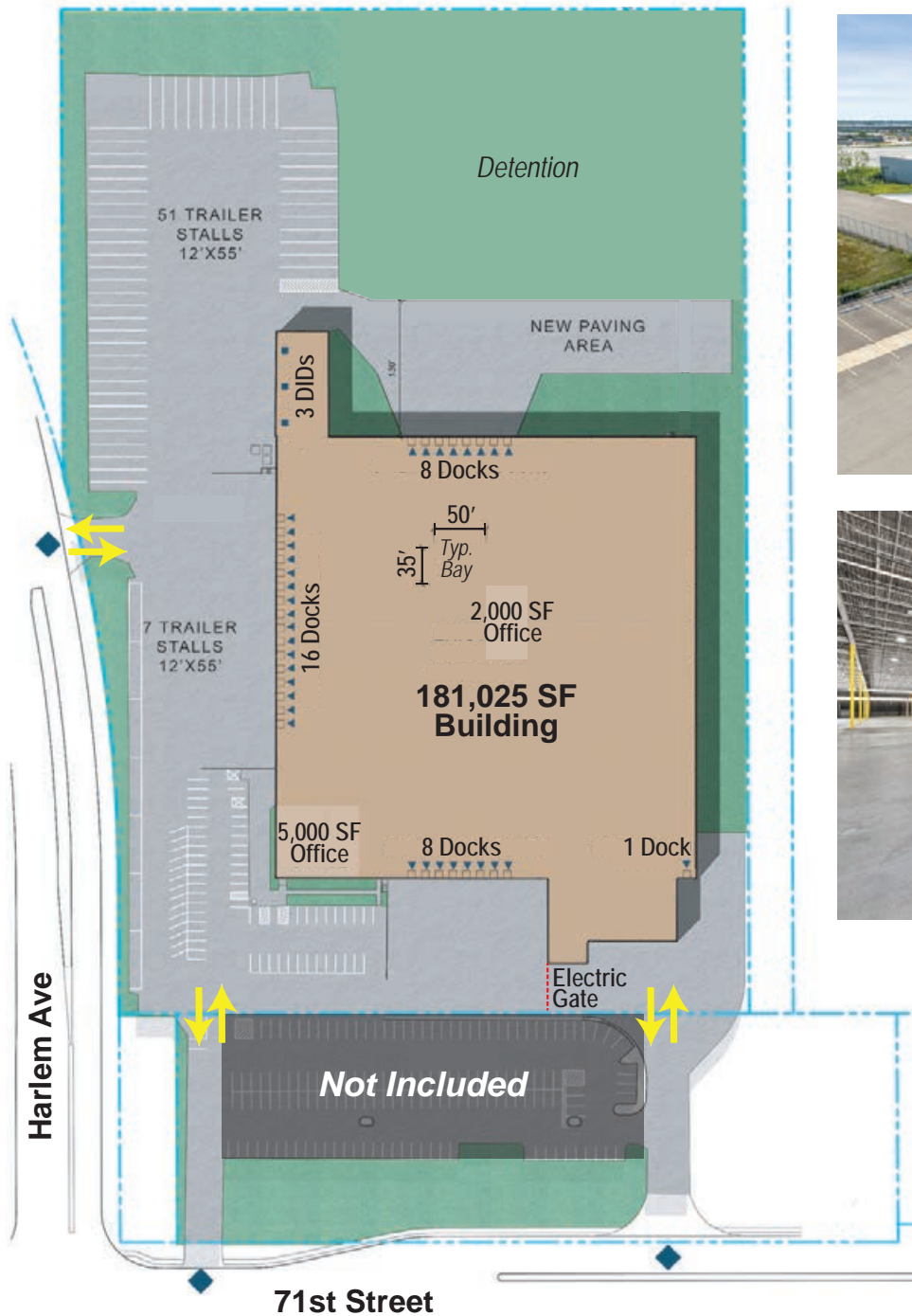
BUILDING SIZE:	±181,025 SF
OFFICE:	±5,000 SF (Additional 5,000 SF on 2nd floor not included in total SF) ±2,000 SF warehouse office (Additional 2,000 SF on 2nd floor not included in total SF)
SITE SIZE:	13.74 acres
CLEAR HEIGHT:	24'
LOADING:	› 33 exterior docks › 3 drive-in doors (triple catch basin)
POWER:	3,000 amps
COLUMN SPACING:	50' x 35'
SPRINKLERS:	Wet
ZONING:	H-1 (heavy manufacturing)
PARKING:	› 60+ cars › ±58 trailer stalls (concrete dolly pads)
REAL ESTATE TAXES:	\$2.51 PSF (6B Tax Abatement In Place)
LEASE RATE:	\$5.95 PSF Net
COMMENTS:	› 6B tax abatement in place › Secured, lit parking area › New roof, updated office space, LED motion sensor lighting, and recent asphalt repair/sealing › Frontage on Harlem Ave with direct access to I-55 via Harlem full interchange › Adjacent to CSX intermodal › Prime location near public transit, local amenities and strong labor pool



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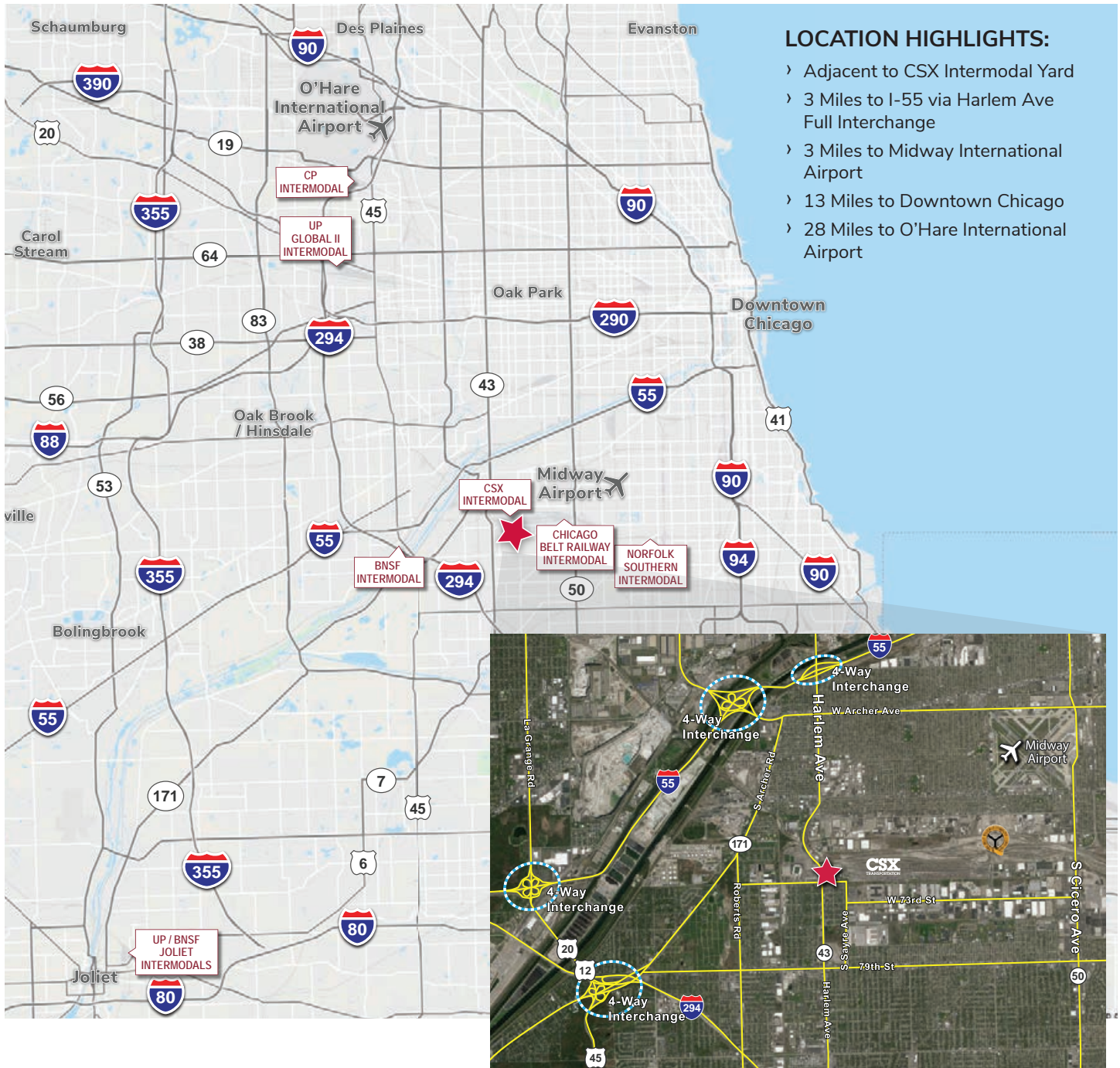
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LOCATION HIGHLIGHTS:

- › Adjacent to CSX Intermodal Yard
- › 3 Miles to I-55 via Harlem Ave Full Interchange
- › 3 Miles to Midway International Airport
- › 13 Miles to Downtown Chicago
- › 28 Miles to O'Hare International Airport

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