

SPACE AVAILABLE

Premier Manufacturing/Distribution Facility

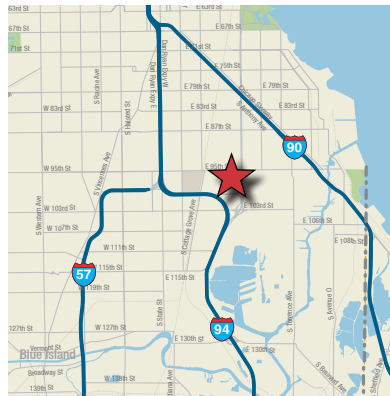
CALUMET BUSINESS CENTER, CHICAGO, ILLINOIS



Buildings numbered in red have space available.

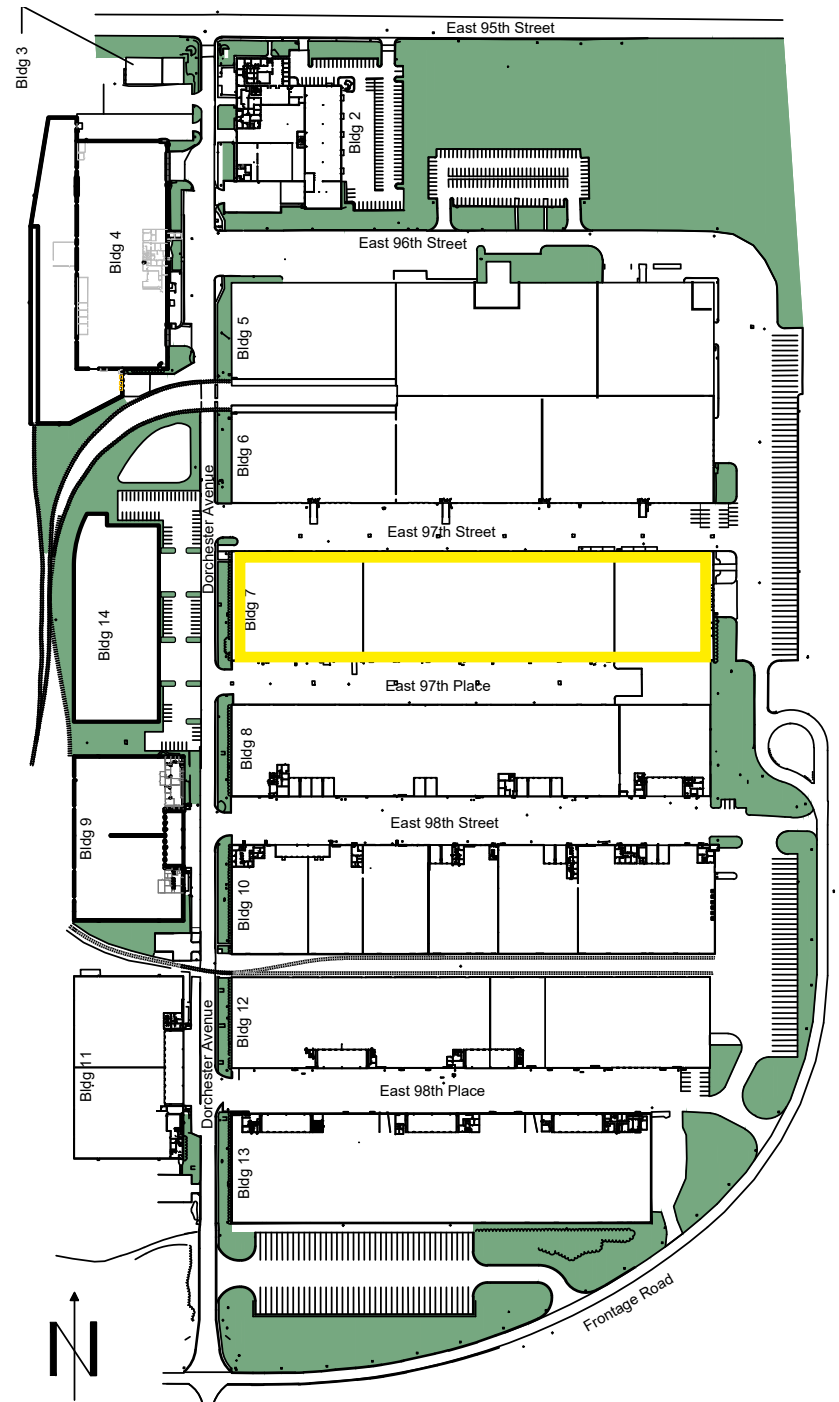
E. 95TH STREET & DORCHESTER AVENUE, CHICAGO ILLINOIS

Calumet Business Center is a 12-building industrial complex ideally located south of downtown Chicago. The site is rail-served, within one-quarter mile of I-94, and in close proximity to I-57, I-80 and I-90. The Chicago Tribune, Del Monte, MeadWestvaco, Grand Warehouse and Cargill anchor the development.



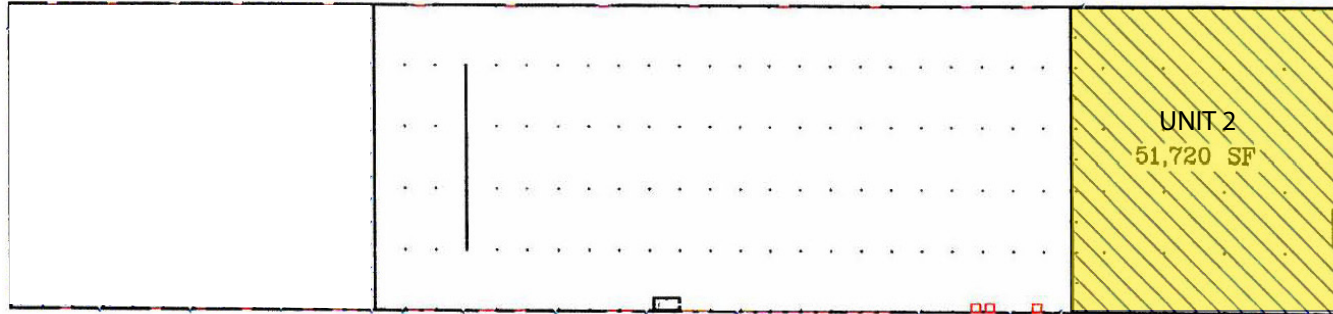
Park Features:

- Park Size: 2,067,000 SF, 112 acres
- Number of Buildings: 12
- Fire Suppression: Fully Sprinklered
- Clear Height: 18'- 28'
- Column Spacing: 40'x 40' Typical
- Docks / SF: Average 1 per 7,000 SF
- Trailer Staging: 249
- Car Parking: 572
- Rail-serviced units available. Private roads.
- 24-hour security. Adjacent to I-94 and I-57.



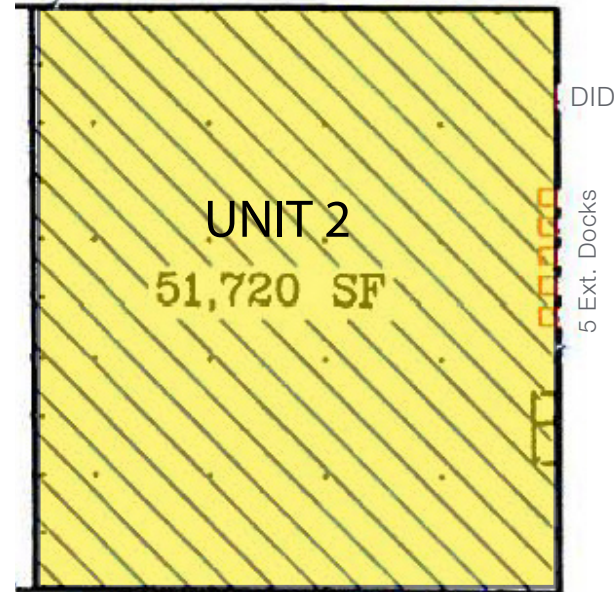
51,720 SF Mfg/Distribution For Lease

1580 E 97TH STREET (BLDG 7) CHICAGO ILLINOIS



UNIT 2 FEATURES

- 51,720 SF available
- Office: to suit
- 28' clear height
- 6" concrete floor
- 5 exterior docks
- 1 drive-in door (12' x 14')
- Fully sprinklered
- Ample trailer parking available
- HID fluorescent lighting
- 400 amps, 480/277volts/3 Phase
- \$1.50/SF (projected 2019 expenses)
- \$3.40/SF Net



AREA DEMOGRAPHICS

1

MILE

Population	14,946
Households	6,151
Average Household Income	\$54,656

3

MILES

Population	203,797
Households	80,630
Average Household Income	\$51,327

5

MILES

Population	471,055
Households	185,788
Average Household Income	\$54,767