



FOR SALE & LEASE

IOS WITH EXPRESSWAY SIGNAGE



Cawthon-Labriola Group
SVN CHICAGO COMMERCIAL

9735 Industrial Drive | IOS

PROPERTY SUMMARY

9735 INDUSTRIAL DR

BRIDGEVIEW, IL 60455

OFFERING SUMMARY

SALE PRICE:	\$6,500,000
LEASE RATE:	\$24 SF/yr (NNN)
BUILDING SIZE:	25,000 SF
LOT SIZE:	2.13 Acres
PRICE / SF:	\$260.00
CAP RATE:	6.55%

PROPERTY SUMMARY

9735 Industrial Drive presents a rare opportunity to acquire or lease a fully operational industrial outside storage (IOS) facility in one of Chicago's most active industrial submarkets. The property comprises ±25,000 SF of building on 2.12 acres, featuring a ±16,000 SF warehouse with 20' clear height, truck maintenance and repair bays with a dedicated parts room, ±8,600 SF of office space, and a 20' crane bay. Four overhead doors — including one 22' x 14' — support heavy fleet and over-the-road transport operations. The property is fully sprinklered, served by 3-phase/800-amp electric, and includes mezzanine storage, multiple conference rooms, and a full reception area. An additional income stream from a cell tower lease generates \$24,000 annually. The property also has a large 2-sided billboard facing I-294, providing tenant with excellent advertising for over 150,000 vehicles per day that pass by the site.



PROPERTY HIGHLIGHTS

- Executive amenities including apartment, sauna, weight room
- Additional income potential from an existing cell tower lease
- Sauna, Apartment, Weight Room & Bar
- Sprinklered Building



**Rare IOS & Facility
Combination**



Access & Visibility



**Billboard & Cell
Tower**

PROPERTY DETAILS

SALE PRICE	\$6,500,000
LEASE RATE	\$24 SF/YR

LOCATION INFORMATION	
STREET ADDRESS	9735 Industrial Dr
CITY, STATE, ZIP	Bridgeview, IL 60455
COUNTY	Cook
MARKET	Chicago
SUB-MARKET	North I-55 Corridor
CROSS-STREETS	Industrial Dr & S 76th Ave

BUILDING INFORMATION	
BUILDING SIZE	25,000 SF
NOI	\$425,864.00
OCCUPANCY %	62%
NUMBER OF GRADE LEVEL DOORS	5
CEILING HEIGHT	20 ft
OFFICE SPACE	8,634 SF
NUMBER OF FLOORS	2
WAREHOUSE %	62%

PROPERTY INFORMATION	
PROPERTY TYPE	Industrial
ZONING	I-2
LOT SIZE	2.13 Acres
APN #	23-12-200-021-0000
LOT FRONTAGE	220 ft
LOT DEPTH	440 ft
TRAFFIC COUNT	150,700 VPD
POWER	3 Phase 800 amp

PARKING & TRANSPORTATION	
PARKING TYPE	Surface
NUMBER OF PARKING SPACES	200

UTILITIES & AMENITIES	
CENTRAL HVAC	Yes
RESTROOMS	8

TAXES & VALUATION	
TAXES (2024)	\$86,431.00

EXTERIOR PHOTOS



ADDITIONAL PHOTOS



**YOUR
COMPANY
LOGO HERE**

**2.13
ACRE IOS**

INDUSTRIAL OUTDOOR STORAGE

**INTERSTATE
294**

**DIRECT ACCESS TO
I-294 EXPRESSWAY**

**BILLBOARD
SIGNAGE**

**CELL TOWER
ON SITE**

**2.13 ACRE
INDUSTRIAL
OUTDOOR STORAGE**

9735 INDUSTRIAL DRIVE

BRIDGEVIEW, IL

Billboard & Cell Tower

INTERIOR PHOTOS



ADDITIONAL PHOTOS



FLOOR PLANS | OFFICE 1ST FLOOR



Total GLA: 4068 sq. ft | Total: 4429 sq. ft
 Floor 1: 4068 sq. ft (Excluded areas 361 sq. ft)

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

FLOOR PLANS | OFFICE 2ND FLOR



TOTAL: 4205 sq. ft

BELOW GROUND: 285 sq. ft, FLOOR 2: 3920 sq. ft

EXCLUDED AREAS: OPEN TO BELOW: 249 sq. ft, WALLS: 179 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

LOCATION DESCRIPTION

Situated in the heart of Bridgeview's established industrial corridor, 9735 Industrial Drive offers unmatched highway visibility and access. The property sits directly on I-294 (the Tri-State Tollway) with 220 feet of frontage along one of the region's busiest corridors at 150,700 vehicles per day. A full four-way interchange is just 0.5 miles away, providing seamless access for fleet operations and heavy truck traffic in all directions. The Chicago CBD is 22 miles northeast, Midway Airport is 9.3 miles away, and O'Hare International Airport is within 26 miles — positioning the site centrally within the greater Chicago metro's logistics and distribution network. Cook County location offers access to a deep labor pool, with over 273,000 residents within a 5-mile radius.



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2.13 ACRE IOS

INDUSTRIAL OUTDOOR STORAGE



DIRECT ACCESS
TO I-294 EXPRESSWAY



BILLBOARD
SIGNAGE



CELL TOWER
ON SITE



INDUSTRIAL
OUTDOOR STORAGE

DIRECT

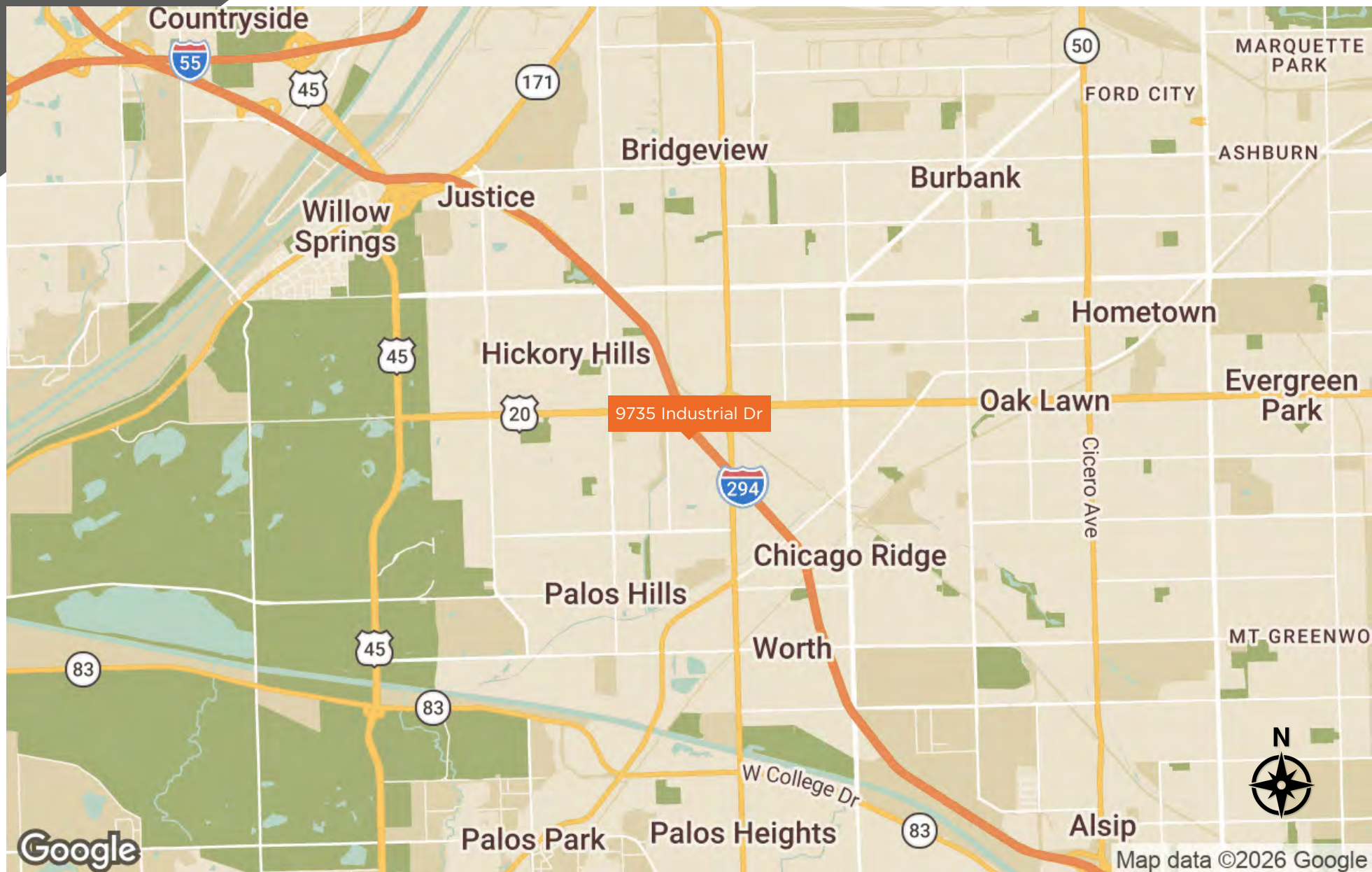


ACCESS



9735 INDUSTRIAL DRIVE
BRIDGEVIEW, IL

REGIONAL MAP

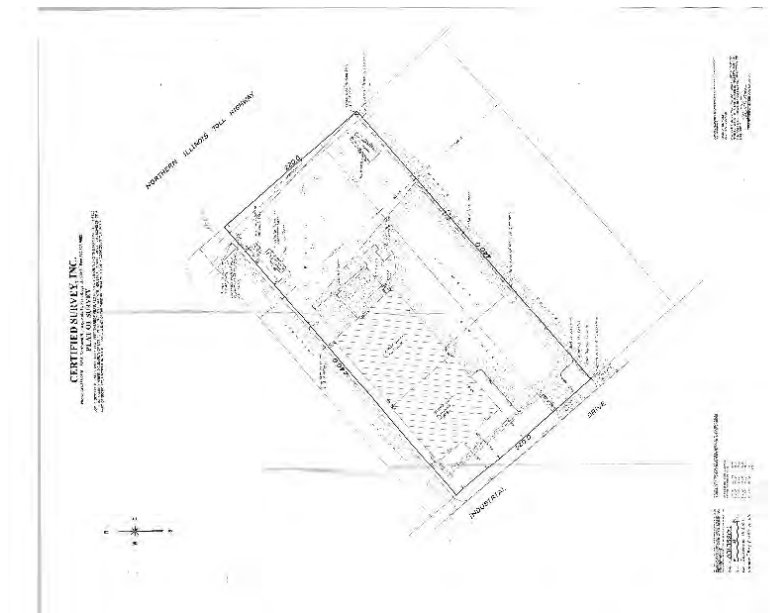


PRO-FORMA INCOME & EXPENSES



INCOME SUMMARY	PRO-FORMA
WAREHOUSE & YARD RENTALS	\$300,000
CELL TOWER LEASE	\$24,000
BILLBOARD FOR TENANT USE (EST. \$120K VALUE)	\$120,000
PRO-FORMA OFFICE RENTAL (\$15.00 @ 8,273 SF)	\$124,095
GROSS INCOME	\$568,095
EXPENSES SUMMARY	PRO-FORMA
COMMON AREA & VACANT UNIT UTILITIES	\$10,800
REAL ESTATE TAXES (2024)	\$86,431
INSURANCE (EST.)	\$45,000
OPERATING EXPENSES	\$142,231
NET OPERATING INCOME	\$425,864

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	25,000 SF	LEASE RATE:	\$24 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
For Lease	Available	25,000 SF	NNN	\$24.00 SF/yr	-

MEET THE TEAM



Cawthon-Labriola Group

— COMMERCIAL REAL ESTATE —

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