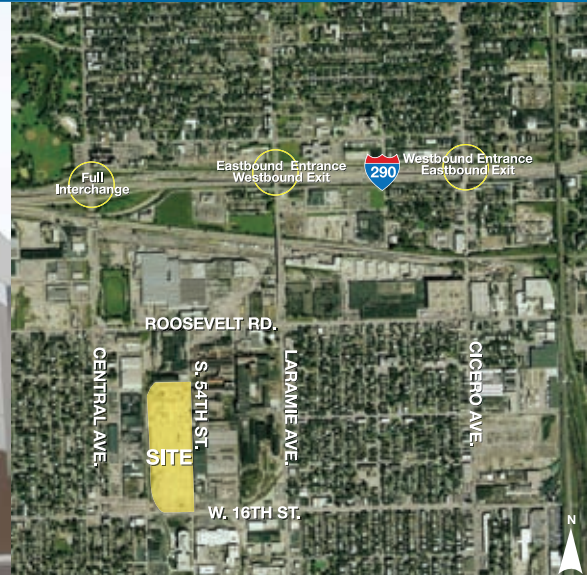


FOR SALE OR LEASE > INDUSTRIAL SPACE

1330 S. 54th Avenue

CICERO, IL



About This Property

- > Size: 260,718 SF (Divisible to 49,681 SF)
- > Site: 12.18 acres
- > Construction: Precast (R-12)
- > Ceiling Height: 32' clear
- > Rail: CSX (available)
- > Office: 5%
- > 30 truck docks (expandable) with 35,000 lb. levelers
- > 2 drive-ins
- > Parking: 167 cars (expandable), 54 trailers
- > Bays: 40' x 50' (55' speed bay)
- > Sprinklered: ESFR (10" water line)
- > Power: 1600 amps/480 volts
- > HVAC: Three (3) gas-fired roof top 80/20 make up air units
- > Roof: 45 mil. EPDM rubber ballasted – 3" insulation
- > Sewer: 6" underground sanitary connected to 54" main
- > Water: 8" domestic water line
- > Floor: 7" unreinforced
- > Property Taxes: 6B reduction applied for – estimated at \$1.35 PSF
- > Lease Price: \$4.95 PSF Net (\$5.30 PSF if divided)
- > Sale Price: STO

Contact Us

THOMAS M. CONDON, SIOR
847 698 8212

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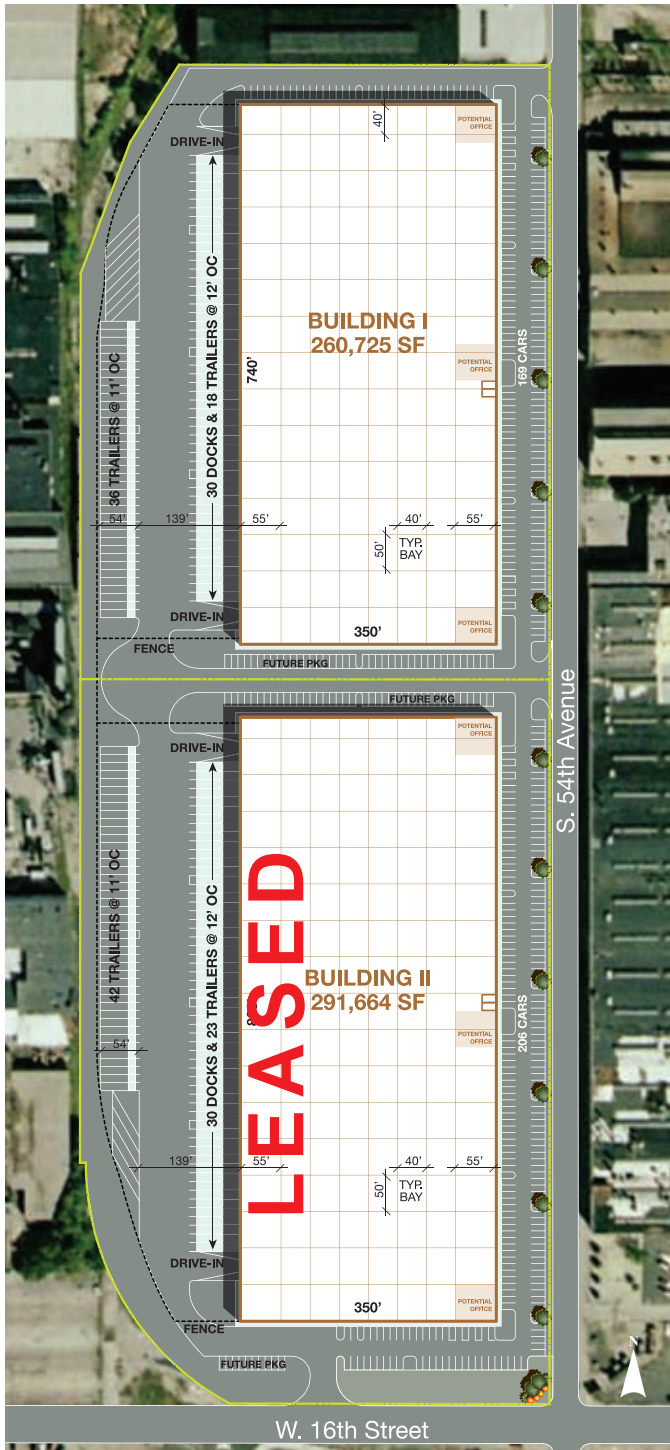
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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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1330 S. 54th Avenue > Site Plan

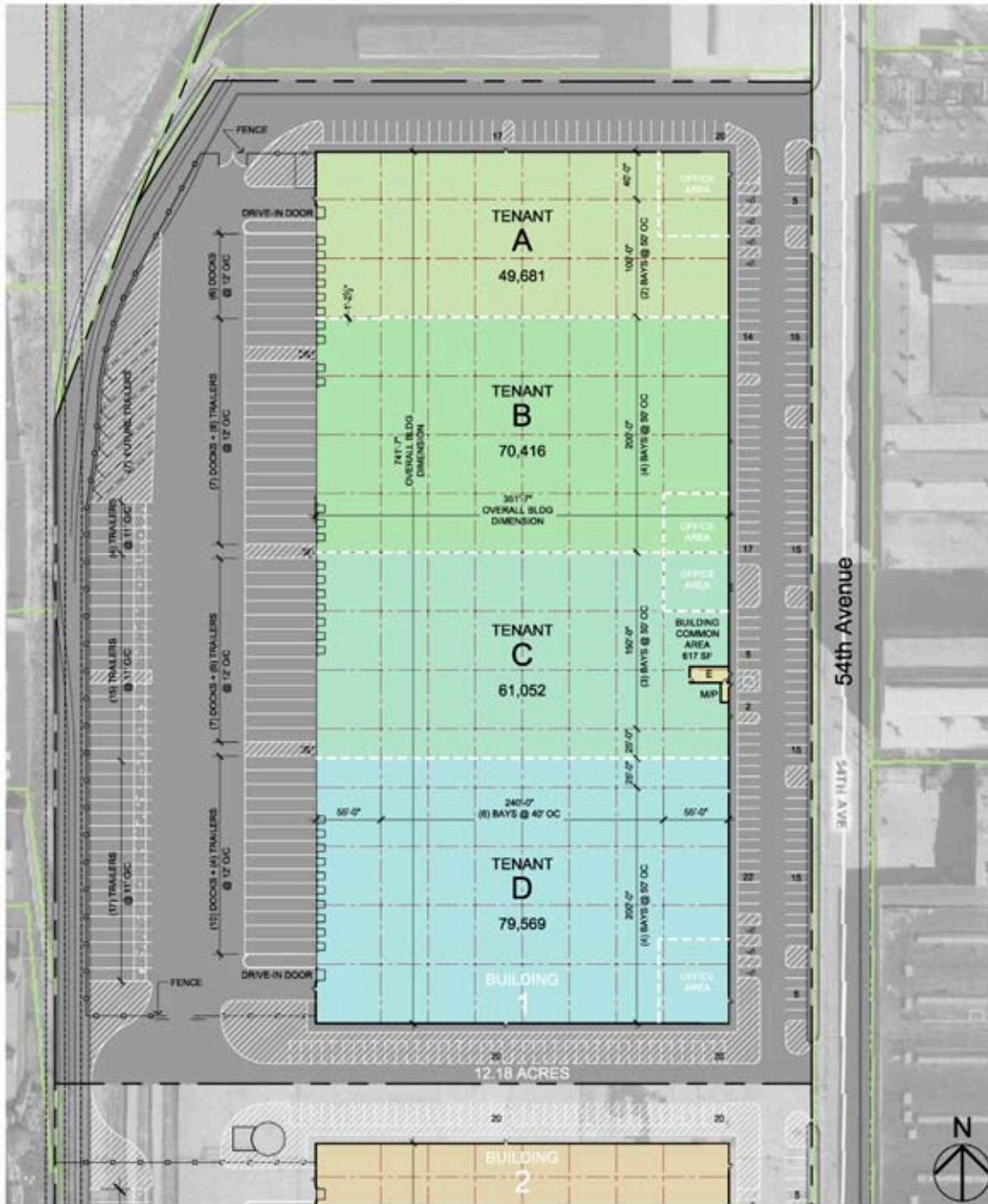


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1330 S. 54th Avenue > Site Plan



SAMPLE TENANT DIVISION

		Total Building	Tenant A	Tenant B	Tenant C	Tenant D
Rentable Area	SF	260,718	49,681	70,416	61,052	79,569
Car Parking	Spaces	167	32	45	39	51
Future Parking Available	Spaces	40	---	---	---	40
Existing Docks	Spaces	30	6	7	7	10
Drive-in Doors	Spaces	2	1	---	---	1
Trailers Parking	Spaces	54	---	12	21	21
Future Trailers @ 11' o/c	Spaces	7	7	---	---	---