



CICERO BUSINESS CENTER

1330 S. 54th Avenue
Cicero, IL

www.colliersbk.com

TOTAL PROJECT: 26.25 Acres

- ▶ Can accommodate from 49,681 SF to 551,827
- ▶ Located less than a mile from the Central Ave./I-290 Interchange

1330 S. 54th Avenue

- Size:** 260,725 SF (Divisible to 49,681 SF)
- Loading:**
- 30 truck docks (expandable)
 - 2 drive-ins
- Parking:**
- 168 cars
 - 53 trailers

1540 S. 54th Avenue

- Size:** 291,664 SF
- Loading:**
- 30 truck docks (expandable)
 - 2 drive-ins
- Parking:**
- 225 cars
 - 81 trailers

Common Features

- Ceiling Height:** 32' clear
- Bays:** 40' x 46' (55' speed bay)
- Sprinklered:** ESFR
- Office:** 5%
- Property Taxes:** 6B reduction applied for
- Lease Price:** \$4.95 PSF Net (\$5.30 PSF if divided)
- Sale Price:** STO

FOR FURTHER INFORMATION, PLEASE CONTACT:

Thomas M. Condon
Senior Vice President
847-698-8212
tcondon@colliersbk.com

Vernon F. Schultz
Executive Vice President
847-698-8233
vschultz@colliersbk.com