

## 1330 S. 54<sup>th</sup> Avenue - Cicero, IL

- Can accommodate from 49,681 SF to 260,725 SF
- Located less than a mile from the Central Ave./I-290 Interchange
- Located 1 ¾ miles from BNSF Cicero Rail Yard
- **TOTAL PROJECT: 26.25 Acres/ 291,664 SF leased to Cloverhill Bakeries**

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%
Loading:	<ul style="list-style-type: none"> <li>■ 30 truck docks (expandable) with 35,000 lb. levelers</li> <li>■ 2 drive-ins</li> </ul>
Parking:	<ul style="list-style-type: none"> <li>■ 167 cars (expandable)</li> <li>■ 54 trailers</li> </ul>
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

For more information,  
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No warranty or representation is made to the accuracy of the foregoing information.