

6709 W. 73RD STREET, BEDFORD PARK, IL

AVAILABLE FOR SALE PRECAST WAREHOUSE IN RARE SIZE RANGE

DETAILS

Building Size:	40,000 Sq. Ft.
Office Area:	2,200 Sq. Ft.
Total Land Size:	2.44 Acres
Loading:	10 Loading Docks 2 Drive-in Doors
Parking:	12 Spots - Expandable
Ceiling Height:	18' 6" Clear
Column Spacing:	30' +
Sprinklers:	Yes, Wet System
HVAC:	Heat & Cooling in Office Heated Warehouse
RE Taxes:	\$1.32 per Sq. Ft.
Sale Price:	Subject to Offer

cawley  **CHICAGO**

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HIGHLIGHTS

1 Mile from CSX Intermodal Yard

• Ample Loading

• Low Real Estate Taxes

• Precast Concrete Construction

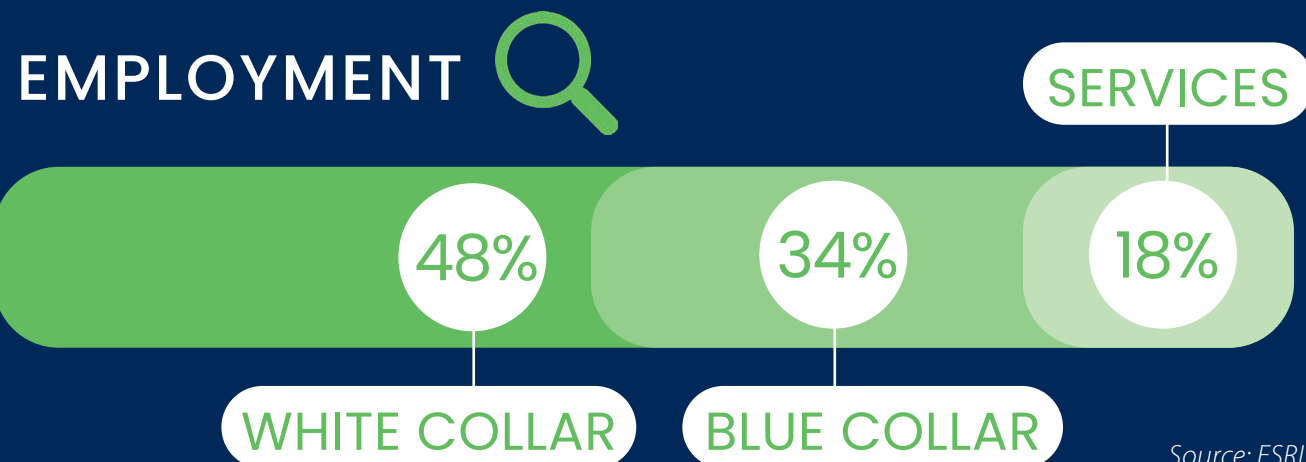
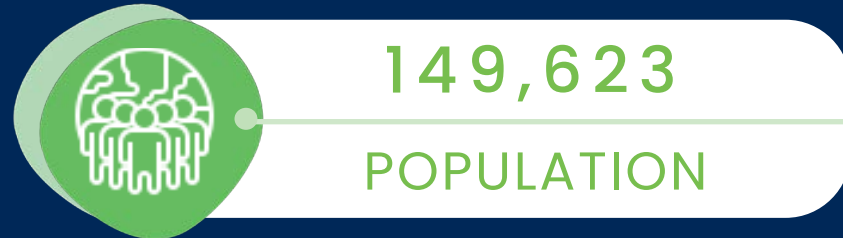


Location Overview



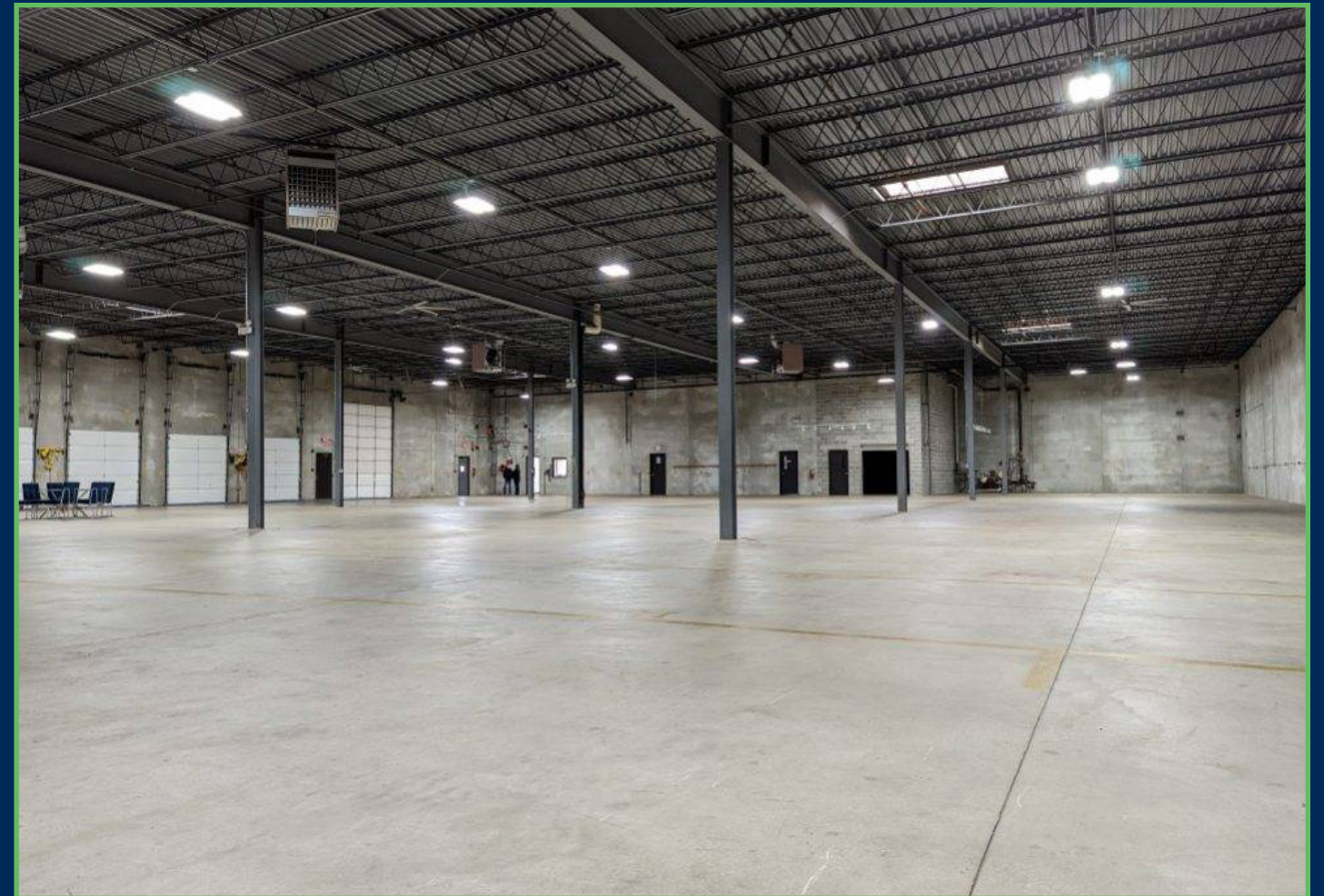
LOCATION ANALYSIS

3 MILE DEMOGRAPHICS



BEDFORD PARK ADVANTAGES

The Village of Bedford Park will offer your business the advantages of location and service to help it become successful. Bedford Park is located in Chicago's southwest suburbs. Located within 5 minutes of Midway Airport, the CTA's rapid transit Orange Line, and I-55 and I-294 interstates. One of the largest rail yards in the world is located in Bedford Park. Businesses benefit from a plentiful labor force located in the immediate vicinity. The area is connected by mass transportation, access to multiple expressways, and proximity to major intermodal rail yards. The Village has abundant utility infrastructure for electric, natural gas, telecommunications, and rail. In addition to all of the other operational needs for success, Bedford Park is located in an enterprise zone, which offers substantial tax savings to qualifying projects. Ninety percent of its land area is devoted to industry and it is home to over 500 companies.



Source: ESRI



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