

21800 S. CICERO AVENUE

MATTESON, ILLINOIS

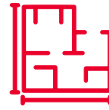


21800 S CICERO AVENUE PROPERTY OVERVIEW

JUST MINUTES AWAY FROM I-57, I-80 AND THE LINCOLN HIGHWAY (US30). 45 MILES SOUTHEAST OF O'HARE INTERNATIONAL AIRPORT. OFFERS A GREAT LOCATION FOR USERS WHO REQUIRE ACCESS TO THE CITY OR HEAVY POWER.



390,000 SF
BUILDING SIZE



390,000 SF
DIVISIBLE TO 75,000 SF
SPACE AVAILABLE



35,000 SF
(EXPANDABLE)
OFFICE AREA



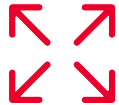
18 ACRES
SITE AREA



24'
CLEAR HEIGHT



**3,600 AMPS/
480 VOLTS**
POWER (EXPANDABLE)



40' X 50'
BAY SIZE



ESFR
SPRINKLER SYSTEM



**CLASS 8 TAX
ABATEMENT IN PLACE**



PRE-CAST PANEL
CONSTRUCTION



GAS UNIT
HEAT



**CANADIAN NATIONAL
RAIL POTENTIAL**
RAIL

EXISTING BUILDING



40
DOCKS
(EXPANDABLE TO 58)



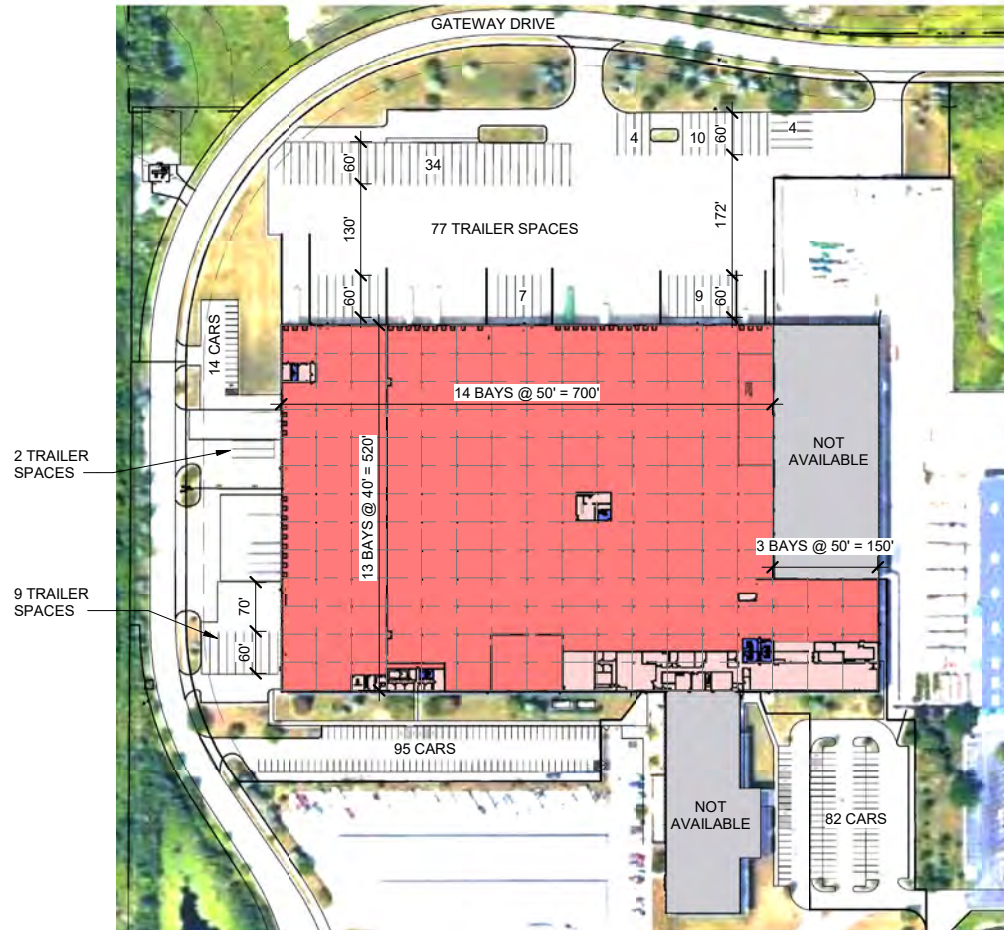
5
DRIVE-IN DOORS



191
CAR PARKING



84
TRAILER PARKING



SITE PLAN KEY

- WAREHOUSE SPACE
- OFFICE SPACE
- RESTROOMS

390,000 SF TOTAL LEASE AREA
 46,300 SF MAIN OFFICE AREA
 7,100 SF SECONDARY OFFICE AREAS
 336,600 SF WAREHOUSE AREA

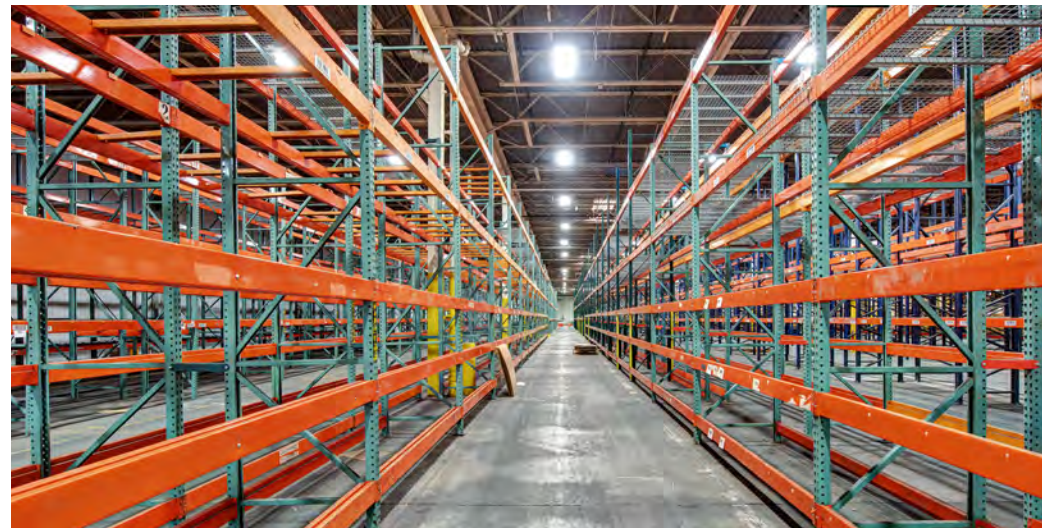
40' x 50' TYPICAL BAY SPACING
 CLEAR HEIGHT 24'-0"

(40) DOCK DOORS
 (5) DRIVE IN DOORS

(88) TRAILER PARKING SPACES
 (191) STANDARD PARKING SPACES

1 SITE PLAN
 A 1 1" = 160'-0"





21800 S CICERO AVENUE MATTESON, IL

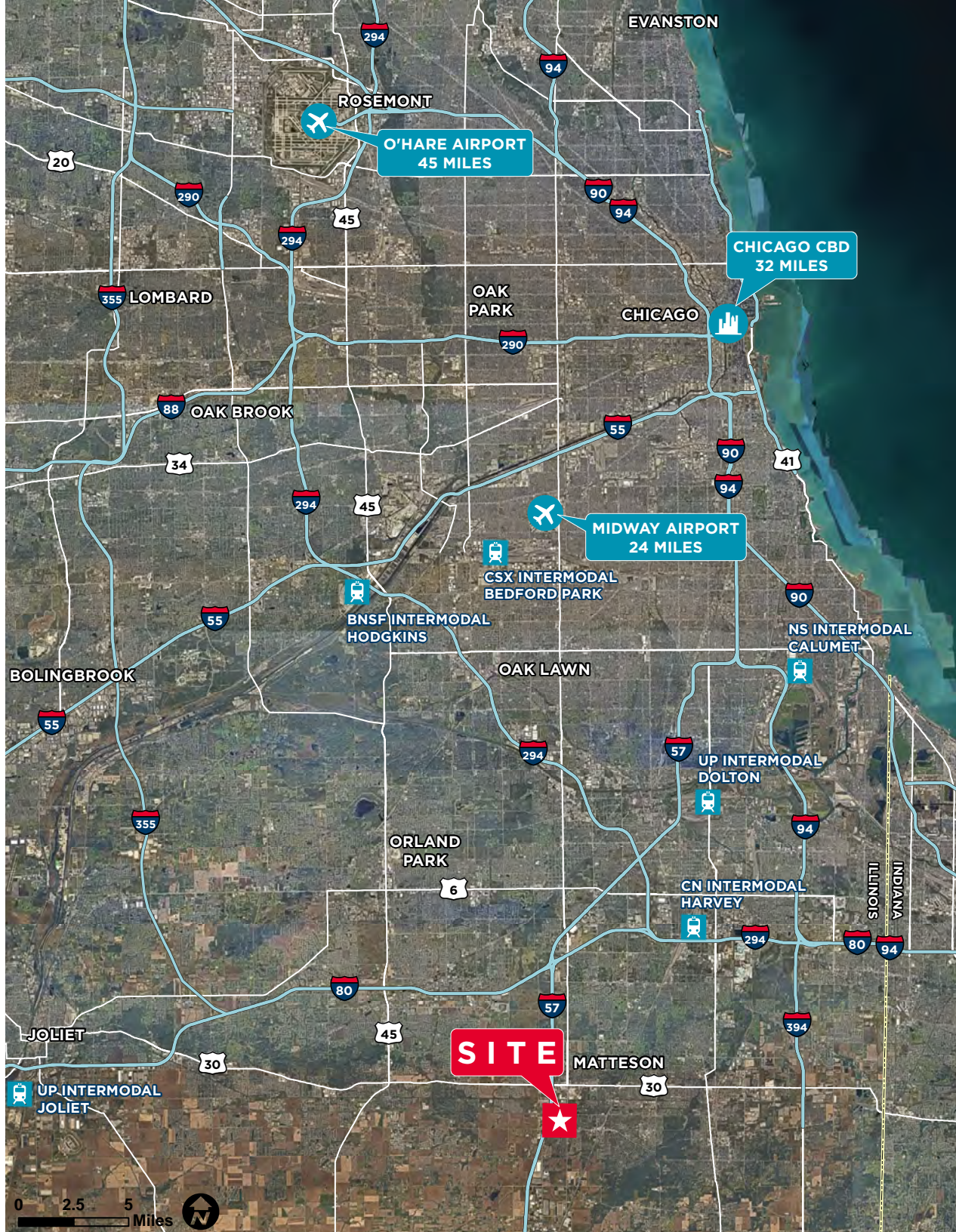


PREMIER LOCATION



21800 S CICERO AVENUE
MATTESON, IL

DESIRABLE ACCESS



21800 S CICERO AVENUE
MATTESON, IL

SITE



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