

**FOR  
SALE/  
LEASE**

**5443 W 70<sup>TH</sup> PL  
BEDFORD PARK, IL**

**±88,000-SF  
BUILDING**

*Single Tenant  
Manufacturing -  
Distribution  
Opportunity*

**BRAD FRANK**  
*Director*

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brad.frank@cushwake.com

**JORDAN ROVITO**  
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**MATT SADDLER**  
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## PROPERTY FEATURES

**\$6.50 psf Net Lease Rate**

**\$8,550,000 Sale Price**

**±88,000 SF**  
TOTAL SPACE  
AVAILABLE  
*\*EXPANDABLE*

**4.8 AC**  
LOT SIZE

**24' - 38'**  
CLEAR HEIGHT

**1981**  
YEAR BUILT

**2**  
DRIVE-IN DOORS

**2**  
INTERIOR DOCKS

**74' X 24'**  
COLUMN SPACING

**8"**  
REINFORCED  
CONCRETE  
FLOORS

**25**  
PARKING SPACES

**10**  
TRAILER PARKING

**(1) 25 - (2) 10**  
TON CRANE

**(2) 1200a**  
POWER

**(4) 275'L x 80'W**  
BAY SPACING

**\$2.57**  
TAXES/SF

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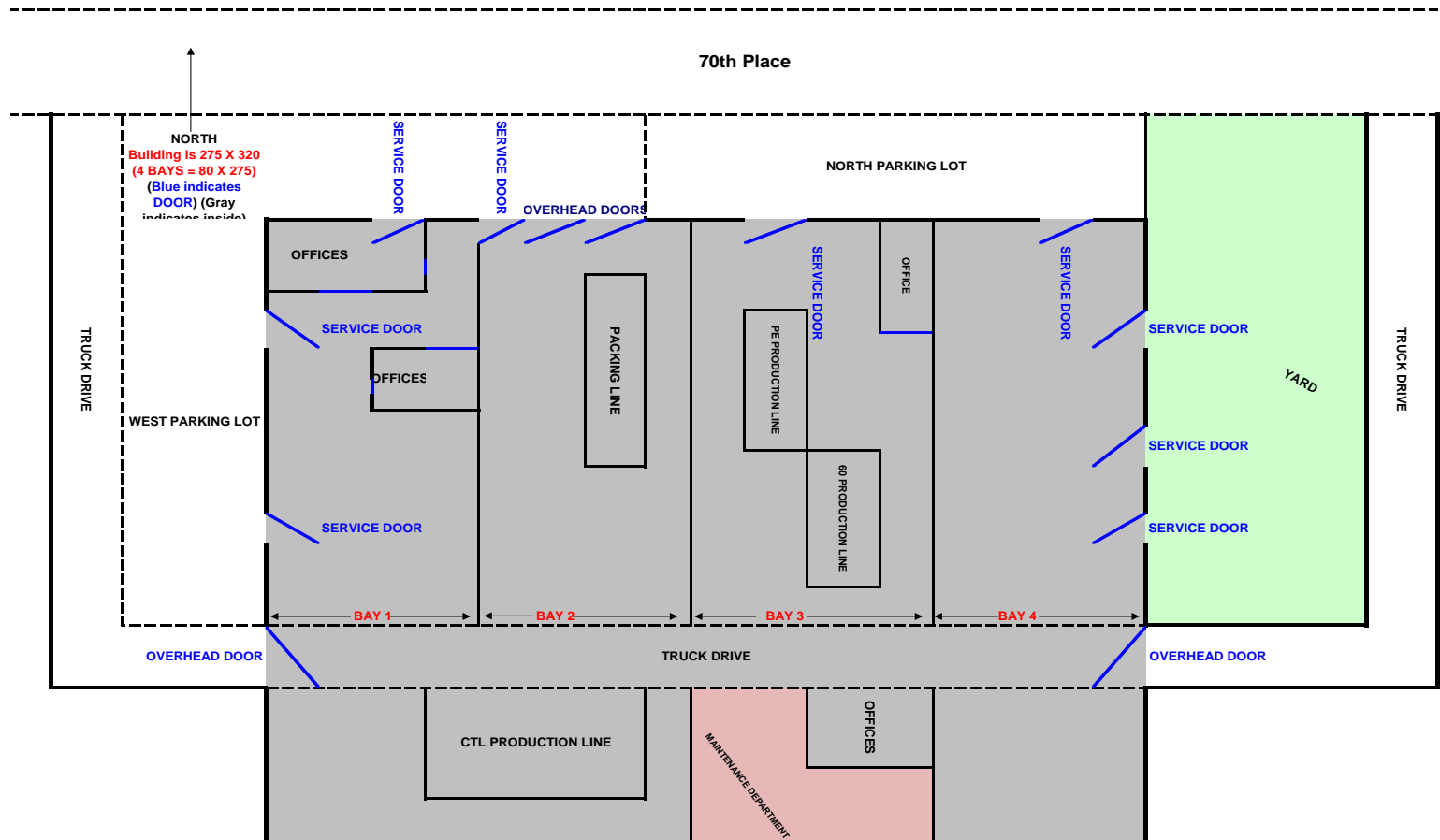
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# SITE PLAN

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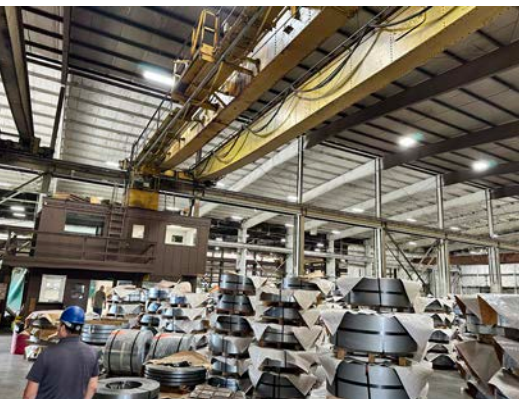
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30 Minutes to  
Downtown Chicago



20 Minutes to I-55  
Full Interchange



15 Minutes to Midway  
International Airport



CICERO AVE

70TH PL

S STATE RD



[ CSX ]

# AERIAL MAP

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