



BRIDGE POINT 290

36' CLEAR NEW CONSTRUCTION

1531 SOUTH 54TH AVENUE, CICERO, ILLINOIS

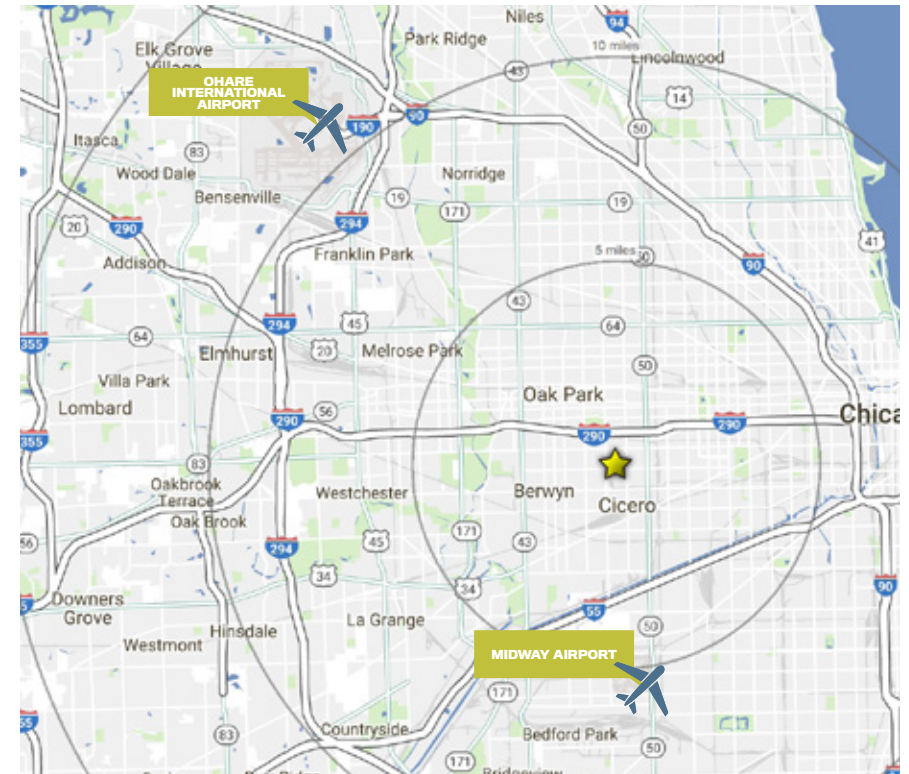
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PROPERTY INFO:



323,343 SF
total on 18.50 Acre Site

OFFICE	To Suit
CEILING HEIGHT:	36'
DOCKS:	50 (expandable to 66)
DRIVE IN DOORS:	2
TRAILER PARKING:	77 Positions
CAR PARKING:	273 Cars
SPRINKLER:	ESFR
POWER:	3000 Amp, 277/480 Volt, 3-Phase, 4-Wire Service
OCCUPANCY:	Q2 2018
ASKING RATE:	\$5.95 Net
TAXES:	\$0.50 PSF in Year 1 - 6B Tax Incentive in Place



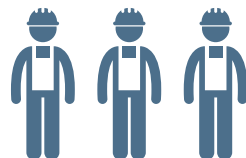
Excellent access

TO I-290 AND I-55



Quality Workforce 2016
Blue Collar Employees
within 15 minutes of site:

64,743



Access to I-290:
less than a mile at Central Avenue or Laramie Avenue
Access to I-55:
less than 5 miles at Central Avenue

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SITE PLAN:

