

264,638 SF Total Available

133,033 SF & 131,605 SF Buildings
also Available Individually



7335 & 7435 SANTA FE DRIVE
HODGKINS ILLINOIS

NALHiffman

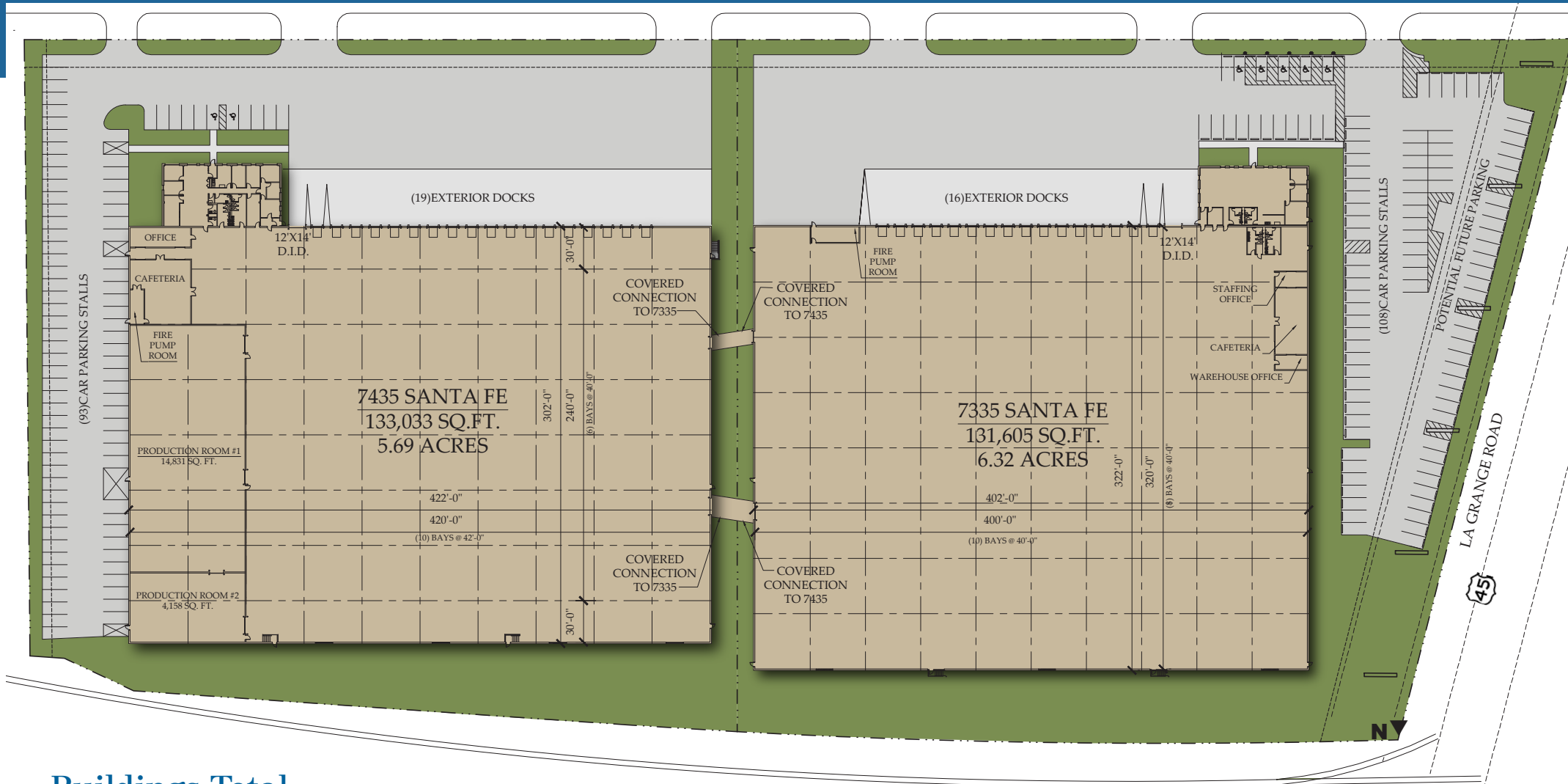
Commercial Real Estate Services, Worldwide.

264,638 SF Total Available

133,033 SF & 131,605 SF Buildings also Available Individually

7435 Santa Fe

- TOTAL BUILDING**
133,033 SF
- SITE SIZE**
5.69 Acres / 247,856 SF
- OFFICE AREA**
4,008 SF
- CLEAR HEIGHT**
25'
- LOADING**
19 Exterior Docks (Front Loaded)
- DRIVE-IN DOOR**
1 (12' x 14')
- SPRINKLERED**
Fully - High Density
- HVAC**
Suspended gas-fired unit heaters in warehouse
Rooftop units for offices
- POWER**
600A @ 277/480V, 3-Phase
- CAR PARKING**
93 Spaces
- RE TAXES**
\$1.11 PSF (New 6B)
- LEASE RATE**
Subject to Offer



7335 Santa Fe

- TOTAL BUILDING**
131,605 SF
- SITE SIZE**
6.32 Acres / 275,508 SF
- OFFICE AREA**
3,520 SF
- CLEAR HEIGHT**
25'
- LOADING**
16 Exterior Docks (Front Loaded)
- DRIVE-IN DOORS**
1 (12' x 14')
- SPRINKLERED**
Fully - ESFR
- HVAC**
Suspended gas-fired unit heaters in warehouse
Rooftop units for offices
- POWER**
600A @ 277/480V, 3-Phase
- CAR PARKING**
65 Spaces
Expandable to 108 Spaces
- RE TAXES**
\$1.21 PSF (New 6B)
- LEASE RATE**
Subject to Offer

Buildings Total

SITE SIZE 12.01 ACRES	LOADING 35 Exterior Docks (Front Loaded)	POWER 600A @ 277/480V 3-PHASE (Each Building)	CAR PARKING 158 Spaces Expandable to 201 Spaces
OFFICE AREA ±7,528 SF	DRIVE-IN DOORS 2 (12' x 14')		NEW 6B REAL ESTATE TAXES



7435 SANTA FE

133,033 SF

SITE SIZE
5.69 Acres / 247,856 SF

OFFICE AREA
4,008 SF

CLEAR HEIGHT
25'

LOADING
19 Exterior Docks
(Front Loaded)

DRIVE-IN DOOR
1 (12' x 14')

SPRINKLERED
Fully - High Density

HVAC
Suspended gas-fired unit
heaters in warehouse
Rooftop units for offices

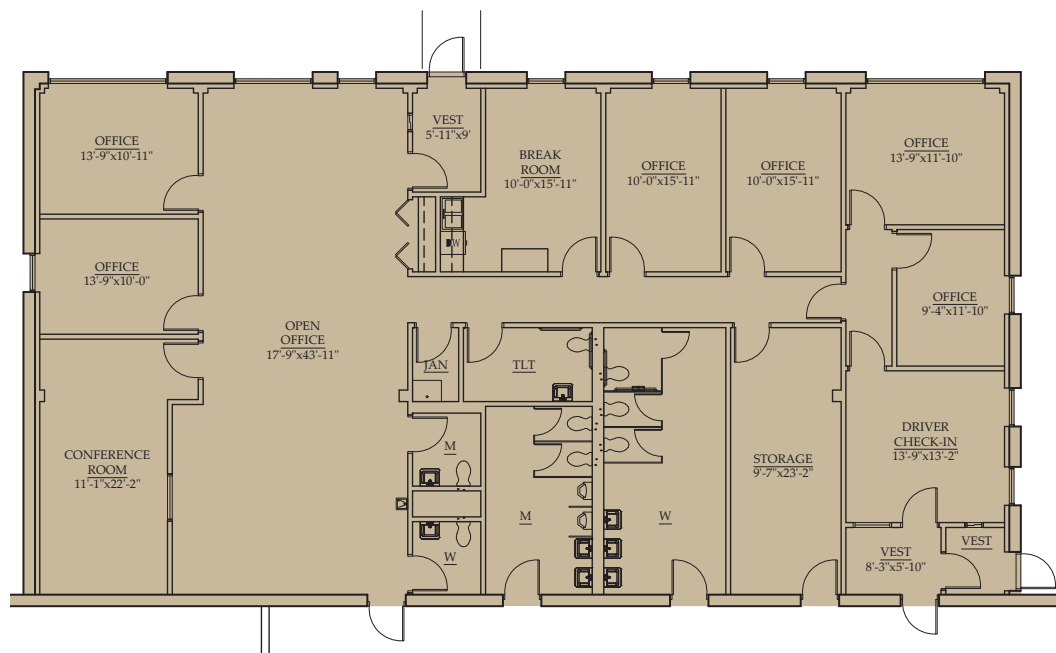
POWER
600A @ 277/480V, 3-Phase

CAR PARKING
95 Spaces

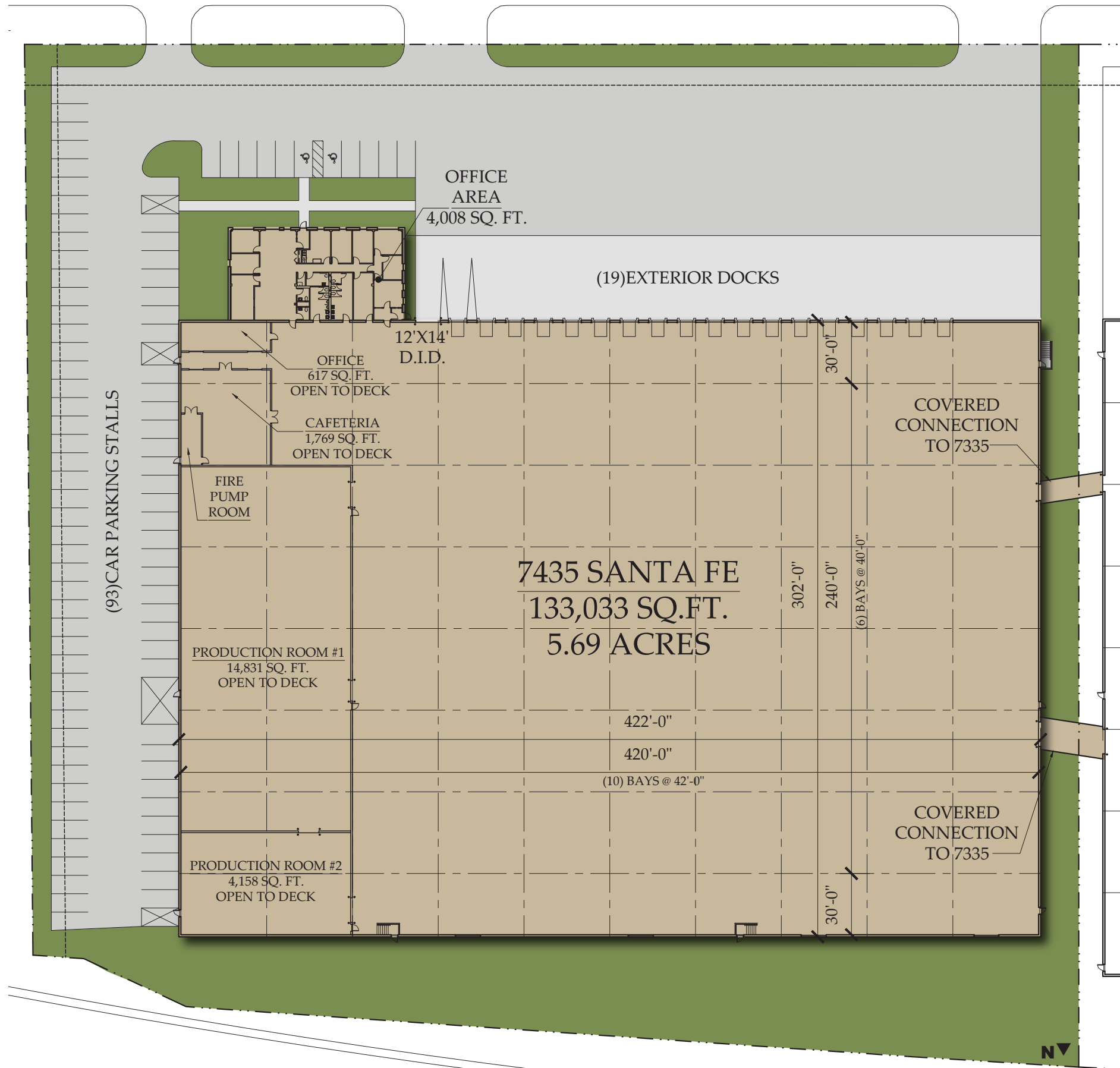
RE TAXES
\$1.11 PSF (New 6B)

LEASE RATE
Subject to Offer

OFFICE AREA



SANTA FE DRIVE



For more information, or to schedule a tour, contact:

7335 SANTA FE

131,605 SF

SITE SIZE
6.32 Acres / 275,508 SF

OFFICE AREA
3,520 SF

CLEAR HEIGHT
25'

LOADING
16 Exterior Docks
(Front Loaded)

DRIVE-IN DOOR
1 (12' x 14')

SPRINKLERED
Fully - ESRF

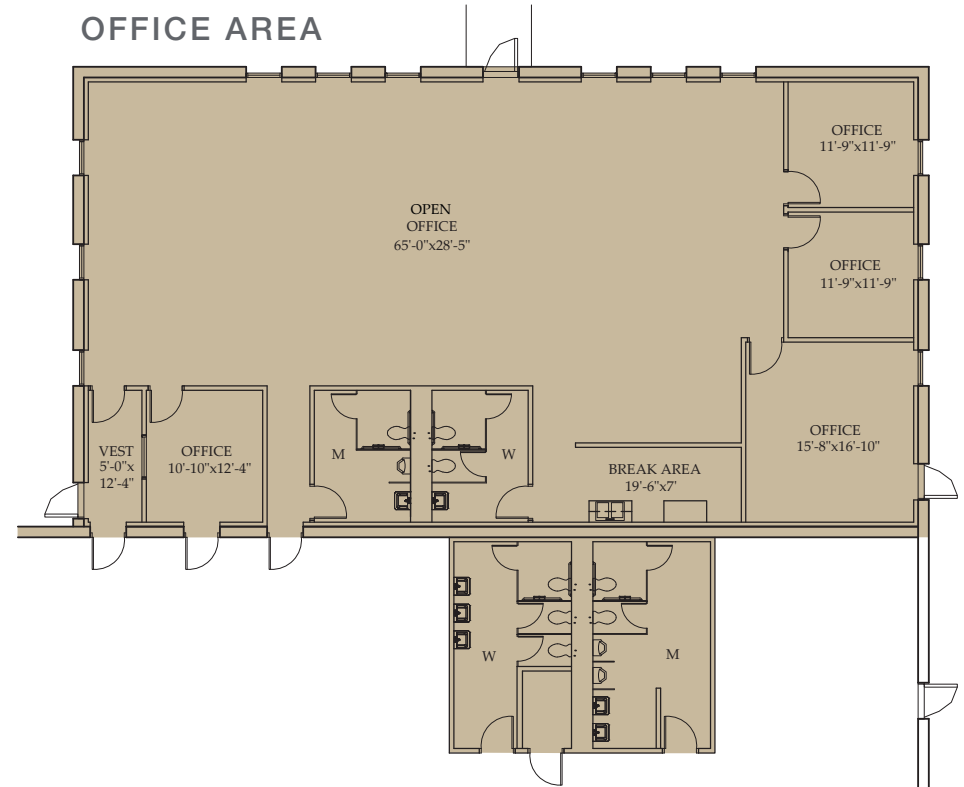
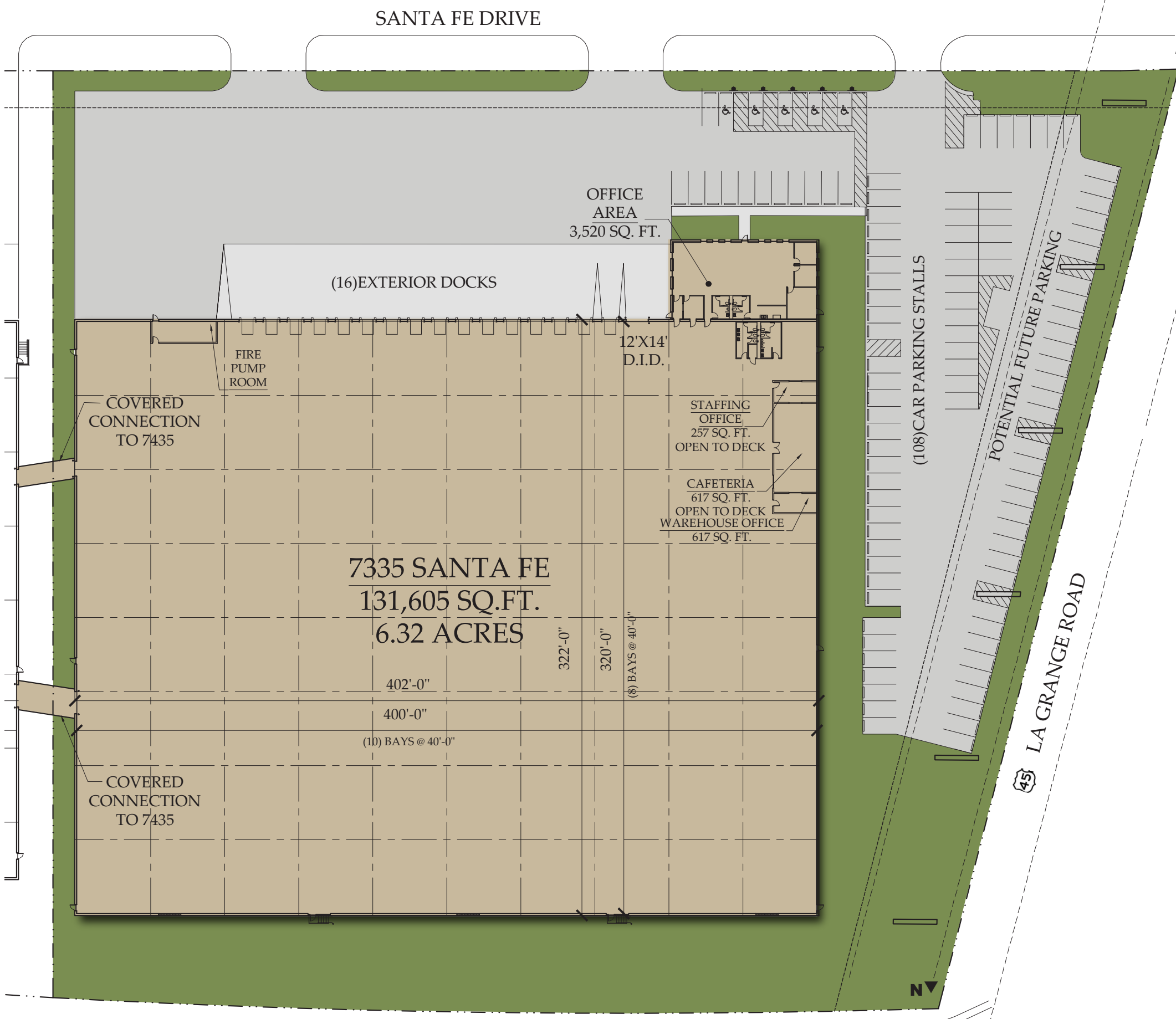
HVAC
Suspended gas-fired unit heaters in warehouse
Rooftop units for offices

POWER
600A @ 277/480V, 3-Phase

CAR PARKING
65 Spaces
(expandable to 123 spaces)

RE TAXES
\$1.11 PSF (New 6B)

LEASE RATE
Subject to Offer



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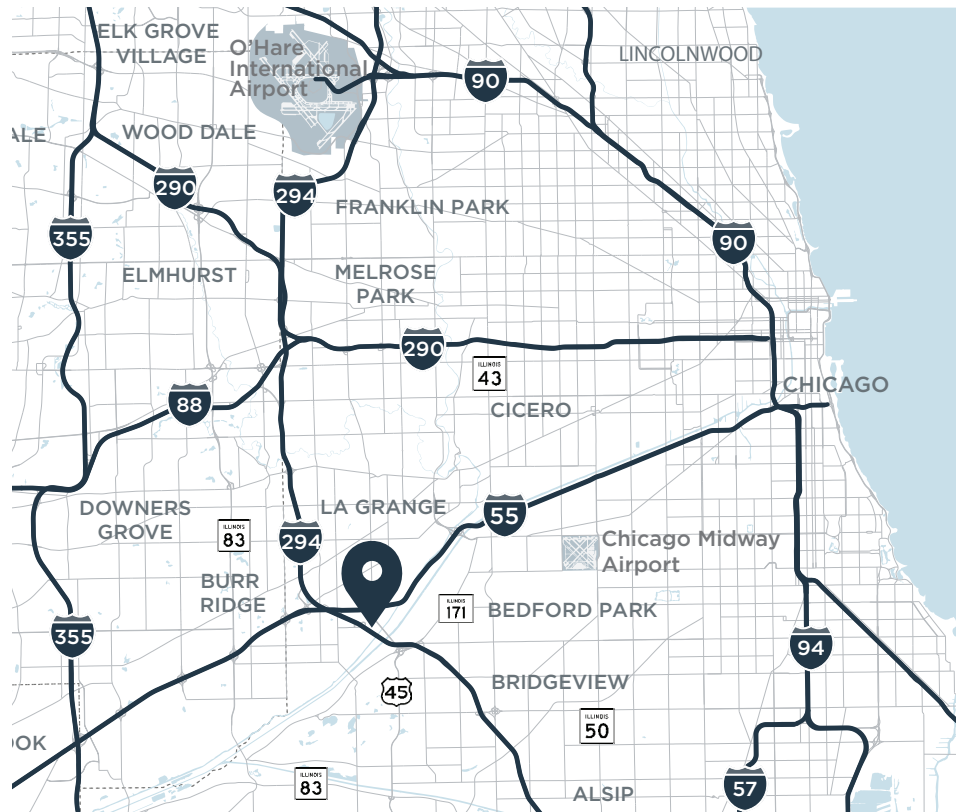
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- Located at the junction of I-55 and I-294 with **IMMEDIATE ACCESS** to full 4-way interchanges at both I-55 and I-294
- I-294 Access via 4-way interchange located inside the industrial park – **ONE MINUTE AWAY**
- BNSF has a major intermodal facility in the park and the UPS Midwest Hub is just down the street.
- O'Hare International Airport – 20 Minutes
- Downtown Chicago – 15 Minutes



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