

INDUSTRIAL SPACE FOR LEASE

73,453 SF Warehouse - Divisible Active CSX Rail



PROPERTY FEATURES

Unit 470

- 28,355 SF total
- 2,385 SF office
- 4 exterior docks
- 800 amps @ 480 volt

Unit 470B

- 45,098 SF total
- 100% warehouse
- 4 exterior docks
- 200 amps @ 480 volt

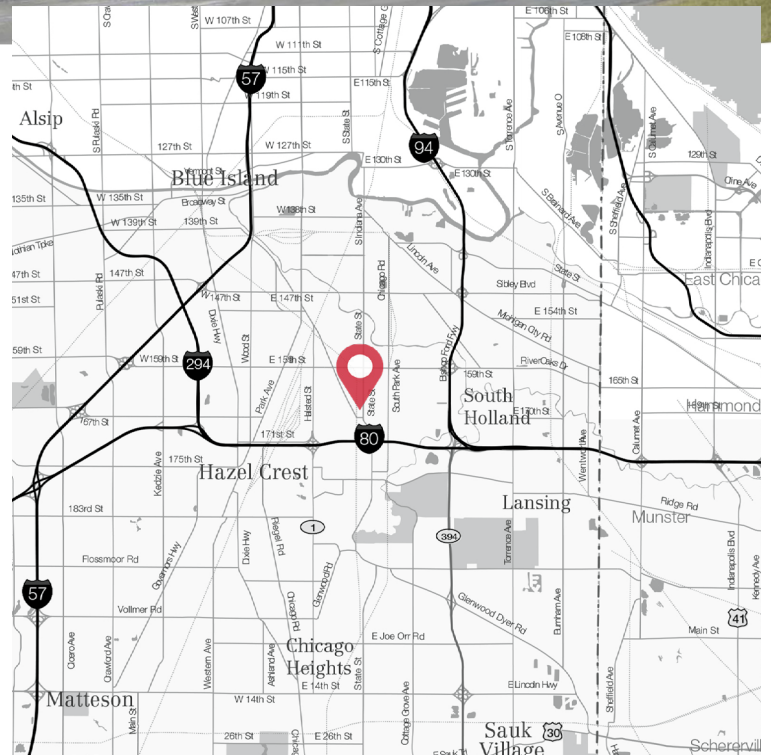
Units 470 and 470B

- 73,453 SF total
- 2,385 SF office
- 8 exterior docks
- 5 rail doors (10 rail positions - double tracked)
- Active CSX rail

Property specifications

- 24' clear height
- Column spacing 32' x 40'
- Sprinklers: wet
- Parking Ratio: 0.6 stalls per 1,000 SF
- Easy access to I-80/I-94 from Halsted St.

Lease rate: \$5.75 PSF Modified Gross



**470 W 169TH STREET
SOUTH HOLLAND, ILLINOIS**

Professionally Managed by:

Chris Gary, SIOR

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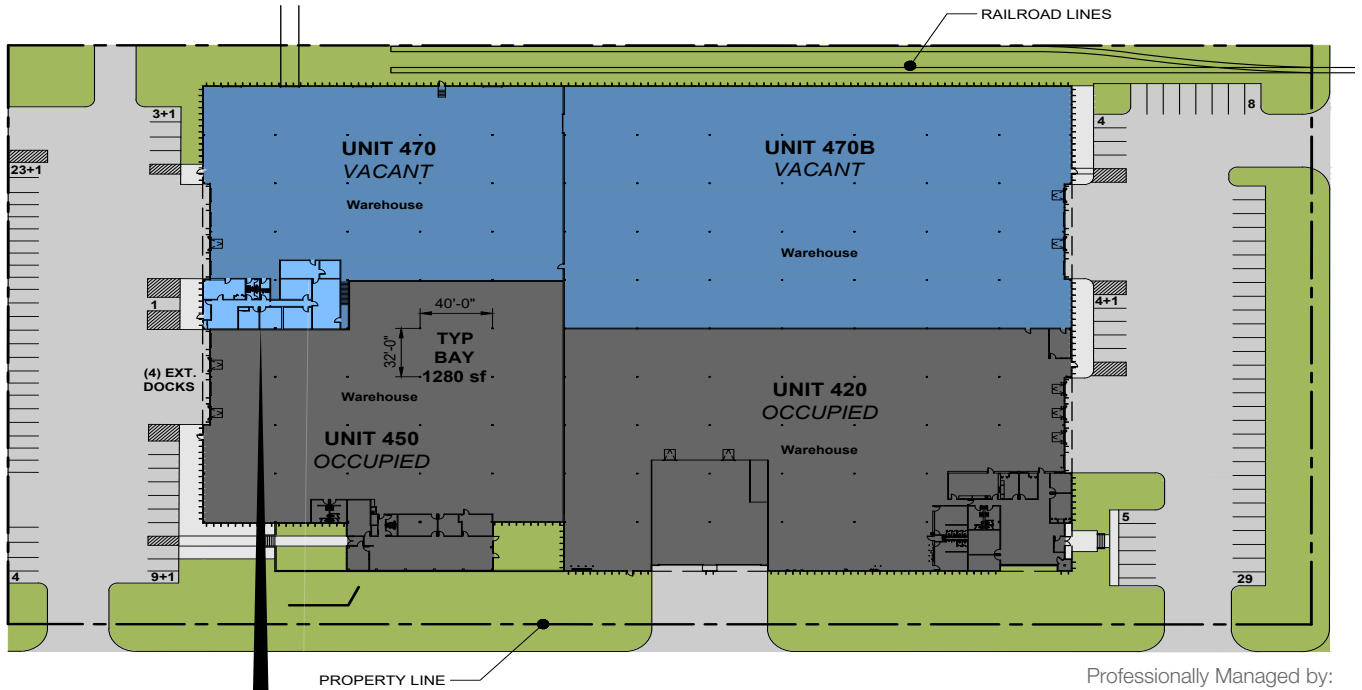
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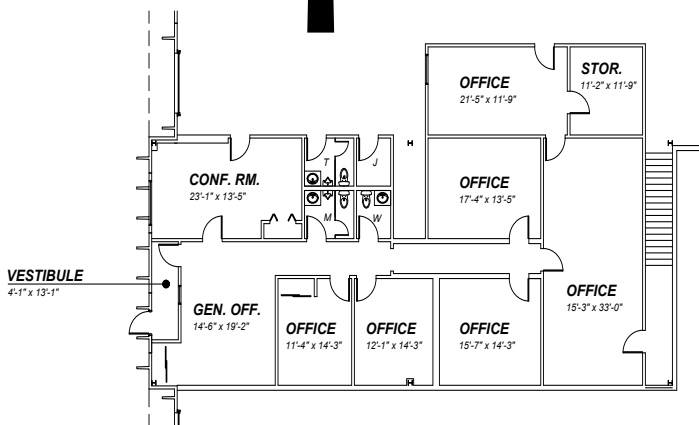


470 W 169th Street South Holland IL

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