

HARLEM LOGISTICS CENTER

7001 S HARLEM AVENUE
BEDFORD PARK, IL

181,025 SF
AVAILABLE FOR LEASE

75 TRAILER STALLS

255 CAR PARKING SPOTS

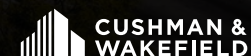
**W 71ST ST & S HARLEM AVE
INTERSECTION**

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**FLEXIBLE FREE STANDING INDUSTRIAL
BUILDING WITH HEAVY & SECURED
CAR AND TRAILER PARKING**



SITE PLAN

HARLEM LOGISTICS CENTER

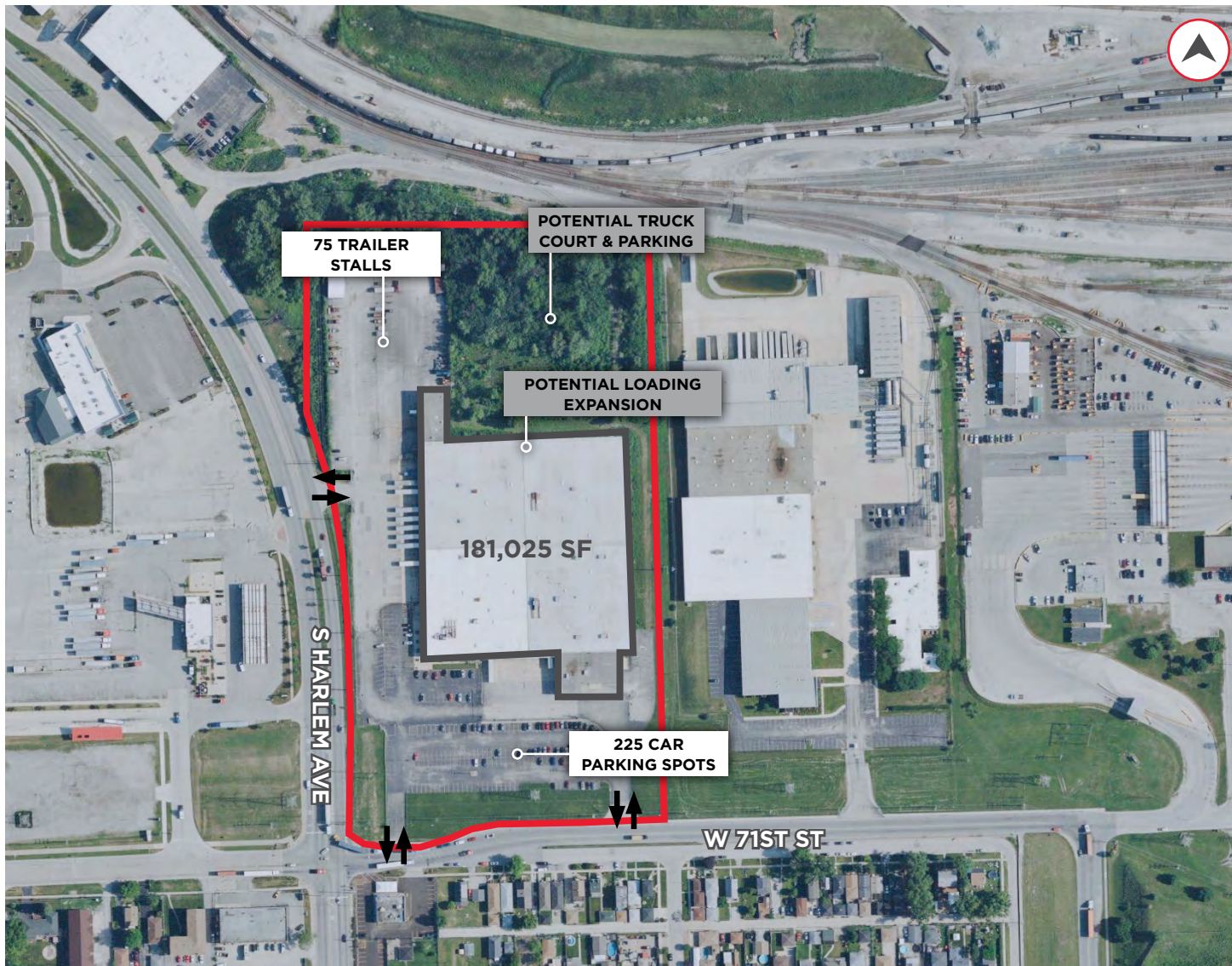
BEDFORD PARK, IL

PROPERTY SPECS

±181,025 SF
±17.15 Acre site
±5,000 SF Office (5,000 SF on 2nd fl and not included in total SF)
24'0" Clear height
25 Exterior docks (expandable to 32)
3 Drive in doors
35' x 50' bays
±225 Car parking spots
±75 Trailer stalls (expandable)
2400 Amps of power
Zoned H-1 (heavy manufacturing)
Asking lease rate - Subject to offer

HIGHLIGHTS

Heavy & secured parking
Planned improvements include: roof replacement, LED lighting, asphalt repair/sealing & updated office space
Rail potential
Excellent location with easy access to I-55 via S Harlem Ave & within close proximity to public transportation & amenities
S Harlem Ave exposure
Access to strong labor pool
Class 6b tax incentive in place
Rare fleet maintenance component
Adjacent to CSX Intermodal Yard



PROPERTY PHOTOS

HARLEM LOGISTICS CENTER

BEDFORD PARK, IL

Flexible, free standing industrial building with rare fleet maintenance component features heavy power, heavy & secured car and trailer parking with expansion potential and extensive loading docks. Ideal for heavy distribution or manufacturing users.

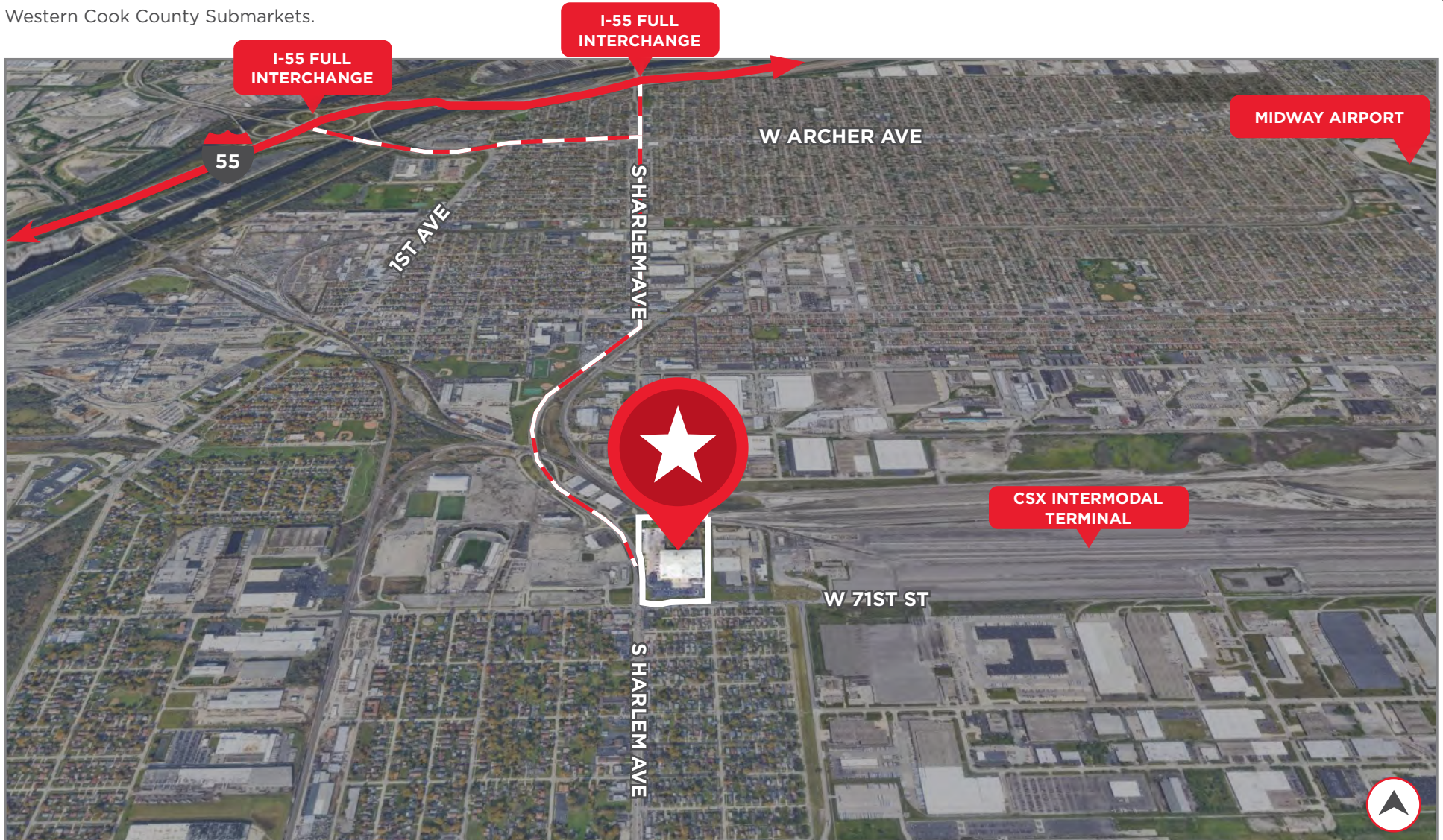


EXCEPTIONAL ACCESS

Located at the cross roads of the South Chicago, South Suburbs & Western Cook County Submarkets.

HARLEM LOGISTICS CENTER

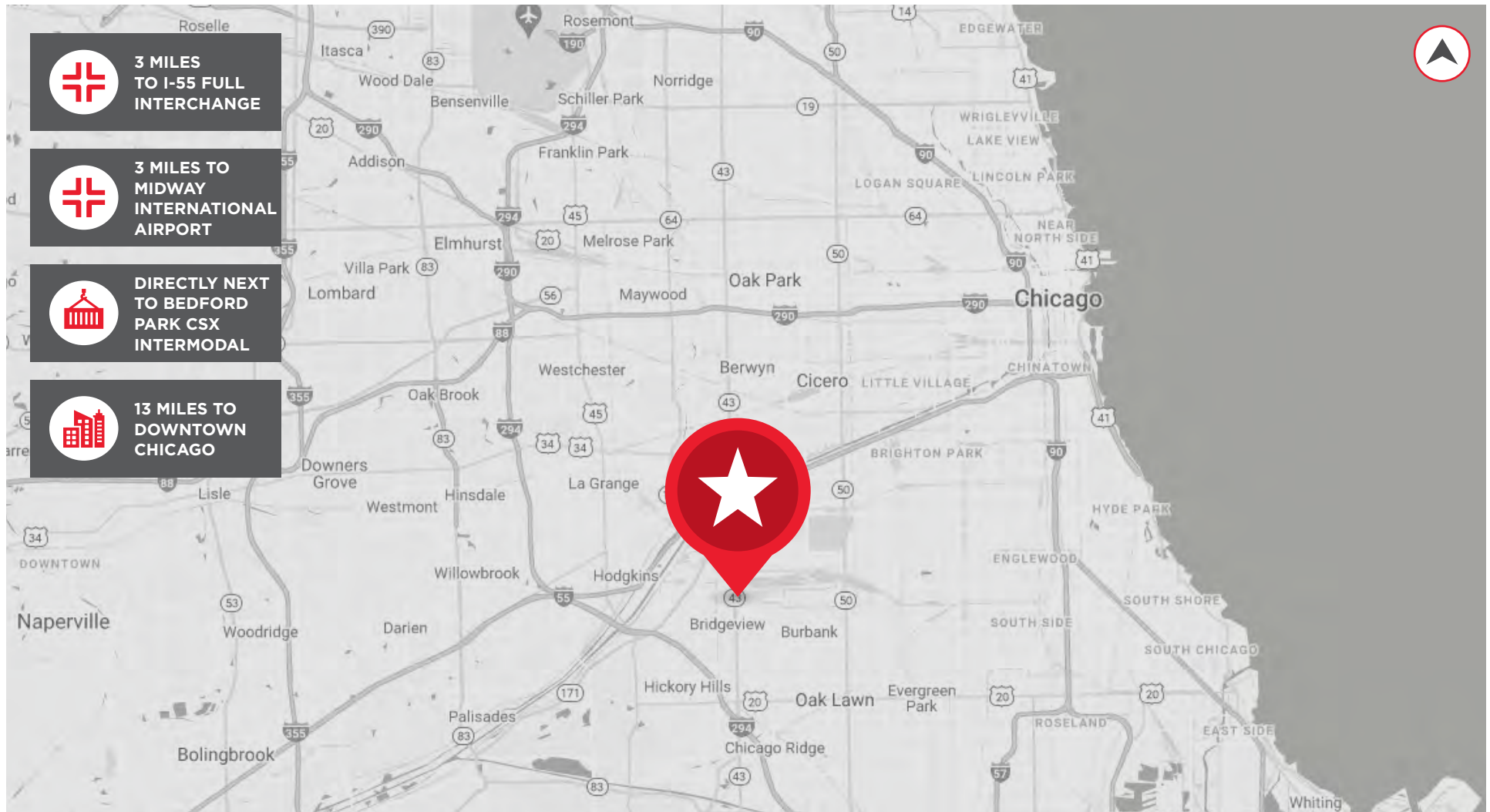
BEDFORD PARK, IL



TO CHICAGO AND BEYOND

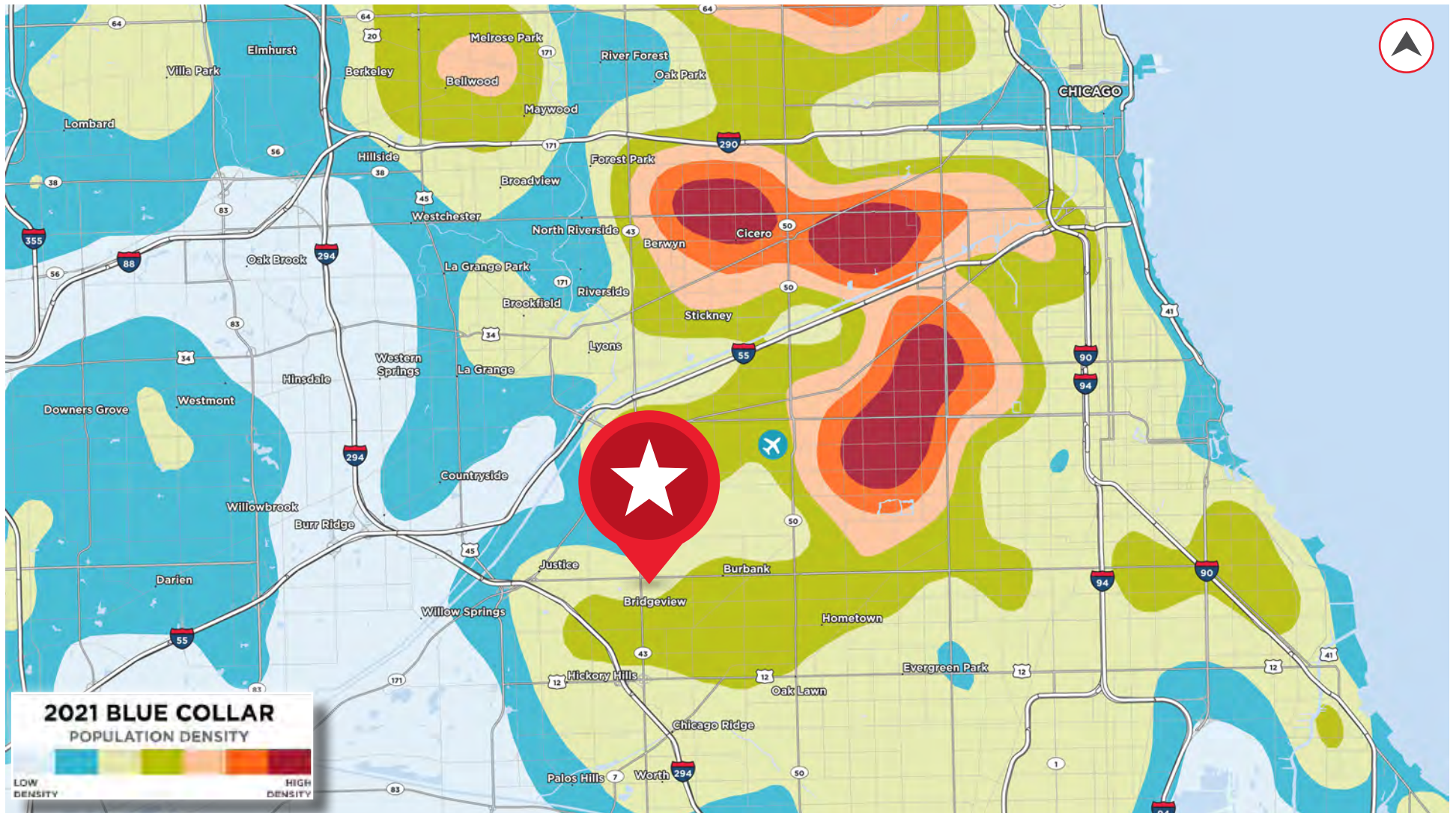
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BEDFORD PARK, IL



AMPLE LABOR POOL

HARLEM LOGISTICS CENTER BEDFORD PARK, IL



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BEDFORD PARK, IL

181,025 SF AVAILABLE

FREE STANDING INDUSTRIAL BUILDING WITH HEAVY CAR & TRAILER PARKING

AT THE CROSSROADS OF SOUTH CHICAGO, SOUTH SUBURBS & WESTERN

COOK COUNTY MARKETS



**CUSHMAN &
WAKEFIELD**



**REALTERM
LOGISTICS**