# HARLEM LOGISTICS CENTER

181,025 SF AVAILABLE FOR LEASE

7001 S HARLEM AVENUE BEDFORD PARK, IL



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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.











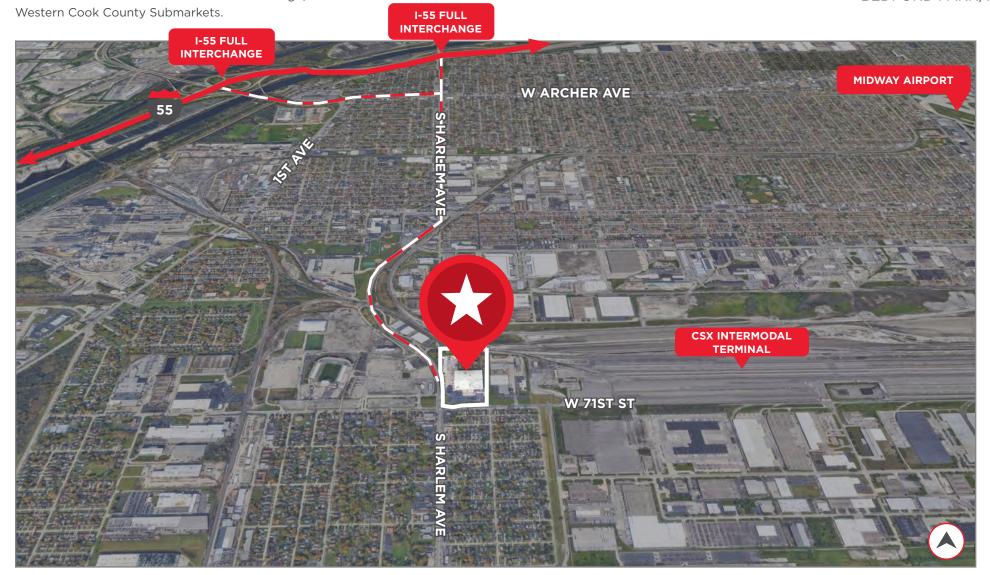


### **EXCEPTIONAL ACCESS**

#### HARLEM LOGISTICS CENTER

BEDFORD PARK, IL

Located at the cross roads of the South Chicago, South Suburbs &







#### TO CHICAGO AND BEYOND

# HARLEM LOGISTICS CENTER

BEDFORD PARK, IL

Rosemont Roselle EDGEWATER (390) Itasca 1 3 MILES [41] Wood Dale TO I-55 FULL Norridge Schiller Park Bensenville INTERCHANGE (19) WRIGLEYVIL (20) Franklin Park Addison **3 MILES TO** LINCOLN PARI LOGAN SQUARE **MIDWAY INTERNATIONAL** (45) **AIRPORT** (20) Melrose Park NORTH SIDE Elmhurst 41 -Villa Park (83) Oak Park **DIRECTLY NEXT** Lombard Maywood Chicago **TO BEDFORD** 111111 **PARK CSX INTERMODAL** Berwyn CHINATOWN Westchester Cicero LITTLE VILLAGE Oak Brook (43) 13 MILES TO (45) **DOWNTOWN** (34) (34) **CHICAGO** BRIGHTON PARK Downers Grove La Grange (50) Lisle Hinsdale Westmont HYDE PARK (34) ENGLEWOOD DOWNTOWN Willowbrook Hodgkins SOUTH SHORE (53) Naperville SOUTH SIDE Bridgeview Darien Woodridge Burbank SOUTH CHICAG Hickory Hills Evergreen (20) Oak Lawn Palisades' Chicago Ridge Bolingbrook

(43)

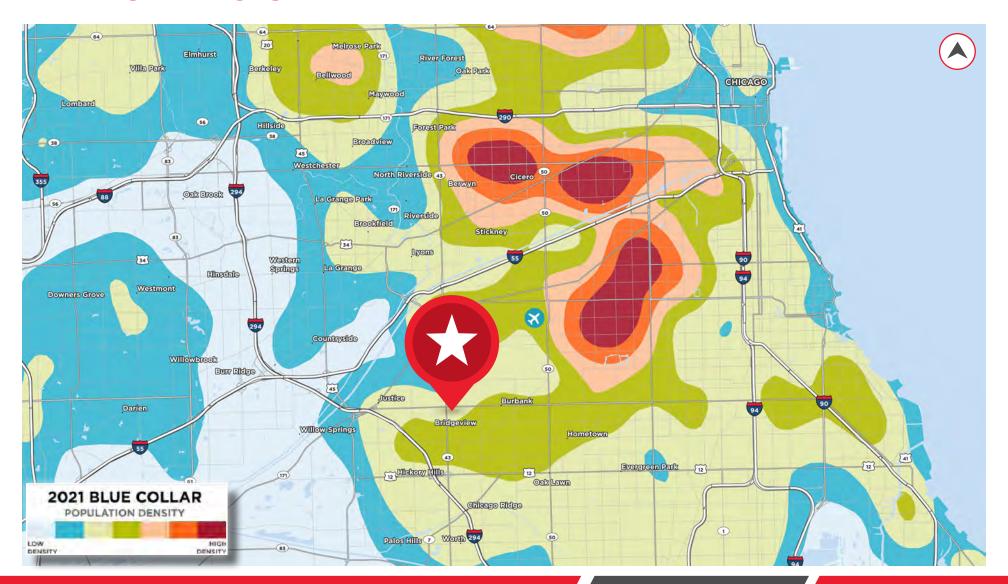




#### AMPLE LABOR POOL

# HARLEM LOGISTICS CENTER

BEDFORD PARK, IL









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** 





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