

**±168,350 SF
(DIVISIBLE)
FOR LEASE**



OWNED BY



4130 S Morgan Street

Chicago, Cook County, Illinois 60609

One Oakbrook Terrace

Suite 400

Oakbrook Terrace, Illinois 60181

+1 630 932 1234

hiffman.com

PROPERTY HIGHLIGHTS

- Located in the Stockyards Industrial Park
- New improvements underway including new exterior and interior paint, new warehouse windows, new landscaping, new dock seals, and new asphalt
- Approximately 1 mile to I-90 / I-94, 4 miles to Loop, 6 Miles to Midway International Airport, 1 mile from CTA Red Line, and 2 miles from METRA 35th Street



±168,350 SF
AVAILABLE
(DIVISIBLE)



±146,687 SF OF
WAREHOUSE SPACE



UP TO ±22,000 SF
OF OFFICE SPACE
TO-SUIT



±8.06 AC
SITE SIZE



21' CLEAR
HEIGHT



±9 EXTERIOR DOCKS
2 DRIVE-IN DOORS
(EXPANDABLE)



±25 TRAILER
PARKING STALLS
IN FULLY SECURED
TRUCK YARD



6,000 AMPS
(TWO-POWER
SERVICES)



UP TO 103
CAR PARKING
SPACES

Contact

Packy Doyle

+1 630 691 0601

pdoyle@hiffman.com

Alex Sutterer

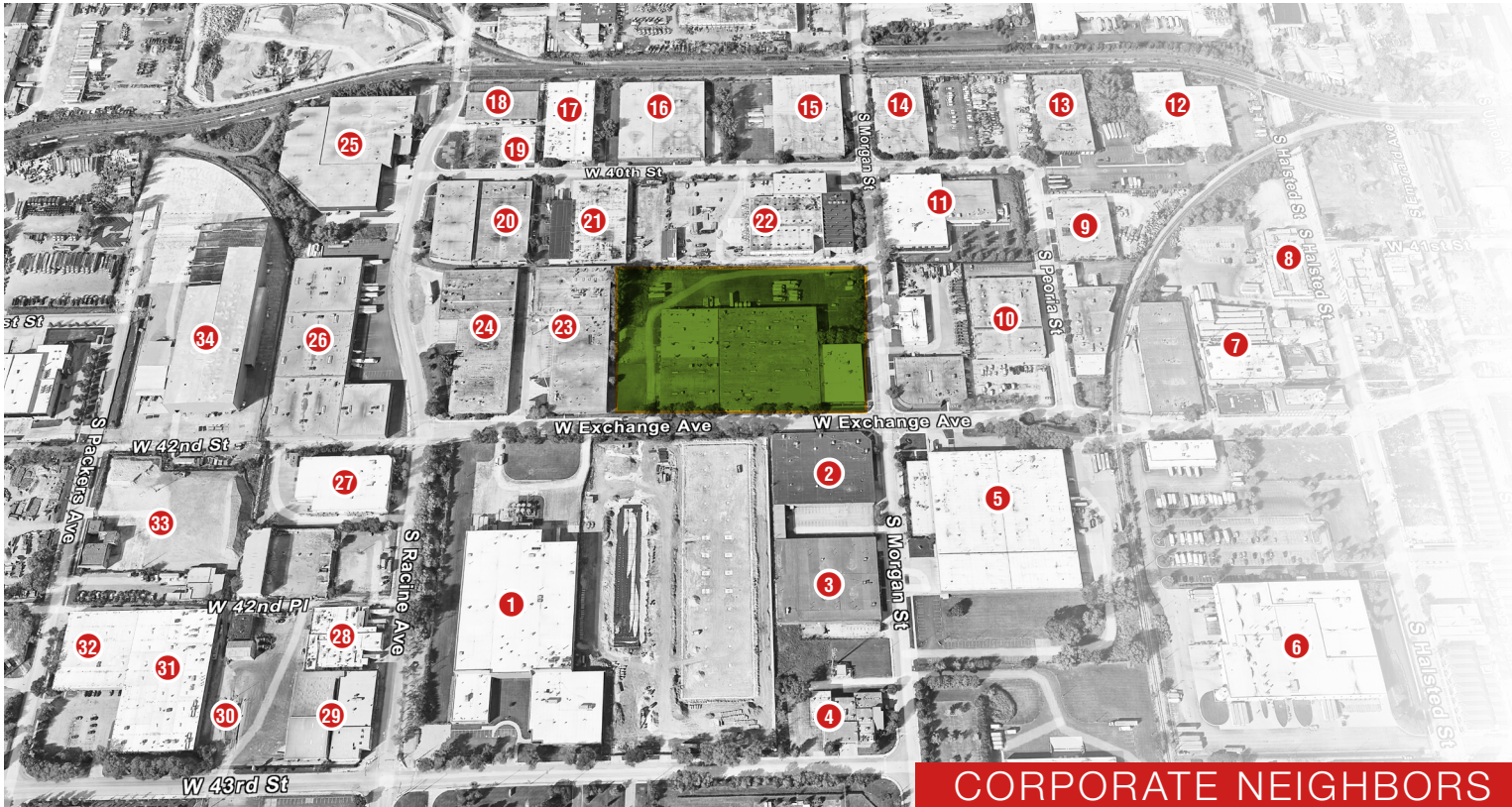
+1 630 693 0644

asutterer@hiffman.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

PROPERTY SPECIFICATIONS

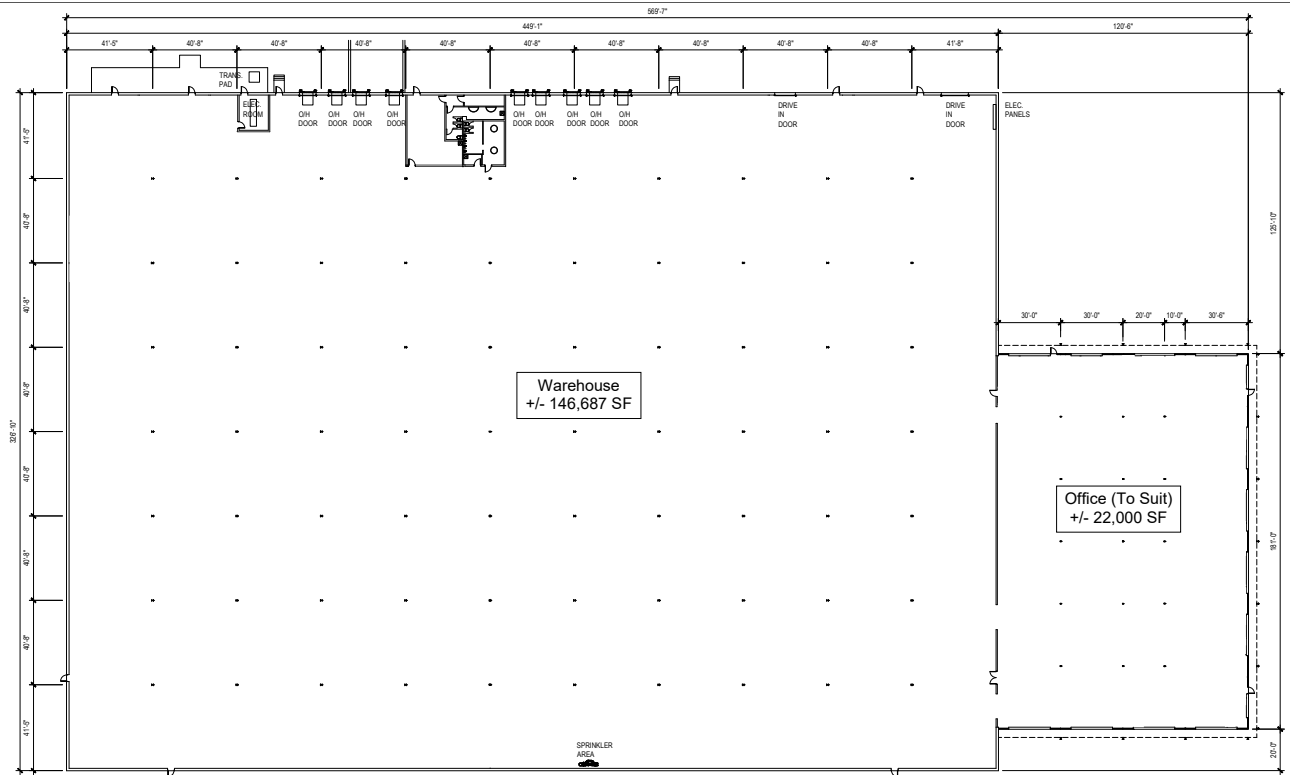
- ±168,350 SF AVAILABLE
- UP TO ±22,000 SF OF OFFICE TO-SUIT
- 21' CLEAR CEILING HEIGHT
- 9 EXTERIOR DOCKS (EXPANDABLE)
- NEW DOCK SEALS
- 2 DRIVE-IN DOORS (EXPANDABLE)
- ±700 SF SHIPPING OFFICE
- NEW INTERIOR & EXTERIOR PAINT
- NEW LANDSCAPING & NEW ASPHALT
- NEW WAREHOUSE MAKEUP AIR UNITS
- NEW LED LIGHTING WITH MOTION SENSORS
- 6,000 AMPS (TWO POWER SERVICES)
- ±25 TRAILER PARKING SPACES
- UP TO 103 CAR PARKING SPACES
- 40' x 40' TYPICAL BAY SIZE
- NEW WAREHOUSE WINDOWS



CORPORATE NEIGHBORS

- | | | | |
|---|--|--|-------------------------------|
| 1 LUSTER PRODUCTS | 10 ROYAL ENVELOPE CORP. | 19 WHOLESOME SOY PRODUCTS | 28 CITY FOODS, INC. |
| 2 TEN FACTORY | 11 EXPERIMUR | 20 CULTURE STUDIO | 29 REPUBLIC SERVICES |
| 3 BERKSHIRE | 12 FROST CHICAGO | 21 SUPERIOR NUTS & CANDY CO. | 30 SHRED-ALL RECYCLING |
| 4 JAMES CALVETTI MEATS | 13 CITY LIGHTS | 22 CLEAR CHANNEL OUTDOOR | 31 EBRO FOODS, INC. |
| 5 ENGINEERED GLASS PRODUCTS
OLDCASTLE BUILDING ENVELOPE
OLD CASTLE GLAD | 14 JC DECAUX | 23 COIN-MATE
TENNANT COATINGS | 32 BOX FORM |
| 6 ARAMARK UNIFORM SERVICES | 15 SOURCE4 CHICAGO | 24 SUPERIOR NUTS & CANDY CO. | 33 CENTERA TRANSPORT |
| 7 EVANS FOOD GROUP | 16 WIREMASTERS
WM DISPLAY GROUP | 25 NATIONAL SAFETY APPAREL | 34 GREEN LAKES
LANDSCAPING |
| 8 GREAT WESTERN BEEF CO | 17 HYDROAIRE & TEST LAB | 26 ED MINIAT RACINE
SOUTH CHICAGO PACKING | |
| 9 HERC RENTALS | 18 CATECHUMENEON
LITURGY TRAINING
PUBLICATIONS | 27 FOUNDATION BUILDING
MATERIALS | |

SITE PLAN



CONCEPTUAL PARKING PLAN



