

7830 West 71st Street, Bridgeview, IL

- 8,000 AMPS OF POWER
- NEWLY RENOVATED



ML REALTY
PARTNERS

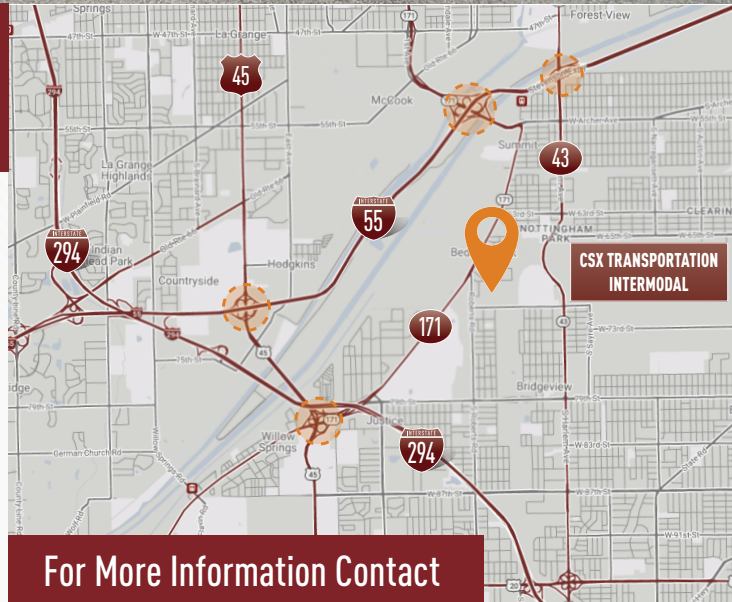
±184,017 SF AVAILABLE

Building Specifications

| | |
|------------------|--|
| Building Size: | 217,873 SF |
| Available: | 184,017 SF |
| Existing Office: | 16,706 SF |
| Clear Height: | 22'-25' Clear |
| Loading: | 21 Exterior Truck Docks |
| Drive In Doors: | 1 |
| Column Spacing: | 39' X 40' Typical |
| Power: | 8,000 Amps, 277/480 Volts, 3-Phase (Two 4,000 Amp Services) |
| Car Parking: | ±124 Spaces |
| Trailer Parking: | 39 |
| Sprinkler: | Wet |
| Rail: | IHB |

Building Features

- › On-site trailer parking available
- › Office remodel includes new ceiling, paint, and flooring
- › Great manufacturing facility with heavy power
- › Quick access to I-55 and I-294
- › Proximity to rail yards
 - BNSF - Willow Springs
 - BNSF - Corwith
 - CSX - Bedford Park



For More Information Contact

NAI Hiffman
Commercial Real Estate Services, Worldwide

HIFFMAN
NATIONAL

STEVE CONNOLLY, SIOR
630-693-0642
sconnolly@hiffman.com

CHRIS GARY
630-639-0694
cgary@hiffman.com

JACK PAPPAS
630-317-0775
jpappas@hiffman.com

Owner:
ML Realty Partners \\\ One Pierce Place, Suite 450, Itasca, Illinois 60143 \\\ 630-250-2900
Information contained herein is subject to change and verification, and no liability for errors or omissions is assumed. © 2024 All Rights Reserved. ML Realty Partners

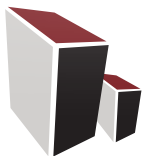
7830 West 71st Street, Bridgeview, IL



Plan



NORTH →



ML REALTY
PARTNERS

Owner:

ML Realty Partners \ One Pierce Place, Suite 450, Itasca, Illinois 60143 \ 630-250-2900

Information contained herein is subject to change and verification, and no liability for errors or omissions is assumed. © 2024 All Rights Reserved. ML Realty Partners