

# RARE FACILITY NOW AVAILABLE! FOR SALE OR LEASE



18 Docks / 44 Trailer Stalls / 6B Tax Reduction / 109' Clear Span areas

6800 S River Rd, Hodgkins IL



140,000 VPD

1.5 miles / 5 mins  
INTERMODAL



Potential Expansion  
area +/-1.5 acres  
(separate owner)



## 32,596 SF

AVAILABLE SPACE

## +/- 3.1 ACRES

(EXPANDABLE TO +/-4.6 AC)

LAND SITE



### PROPERTY HIGHLIGHTS

- I-55 Frontage/Signage/Exposure with +/- 140,000 vehicles per day
- Immediate proximity to BNSF Intermodal
- 6B Tax reduction in place
- Rare ratio of 18 exterior docks with oversized doors
- Full Concrete truck court, drive aisles & trailer stalls
- LED lighting throughout warehouse on motion sensors
- New Construction
- Existing exhaust fans in place
- Immediate access to all major expressways (I-294, I-55, etc)

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## BUILDING SPECS

Available:	32,596 sf	Year Built:	2023
Land Site Size:	+/-3.1 acres (exp. to +/-4.6 ac)	Construction:	Brick/block façade and office area, insulated metal panel warehouse with new energy efficient metal roof system
Car Parking:	43 spaces (Expandable)	Sprinklers:	Full dry system (can be converted to wet)
Trailer Parking:	44 dedicated stalls (Expandable)	Power:	400 amps, 277/480 volts
Truck level docks:	18 exterior with 10'x10' oversized doors and levelers	Pricing:	Subject to Proposal (Sale or Lease)
Office:	+/-4,200 sf	Available:	Immediately
Ceiling Clearance	19'8 to 22'	Property Taxes:	\$61,327.24 (2023 payable in 2024)
Drive in door:	14' x 16' (Expandable)		
Oversized Bay Sizes:	North area: 109.8' x 64.6' South area: 109.8' x 42.1'		



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(separate owner)

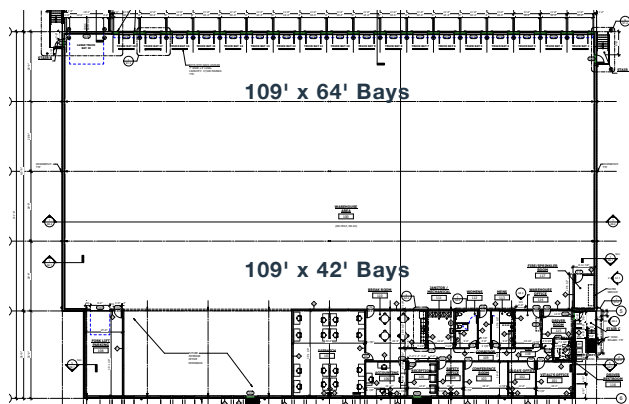
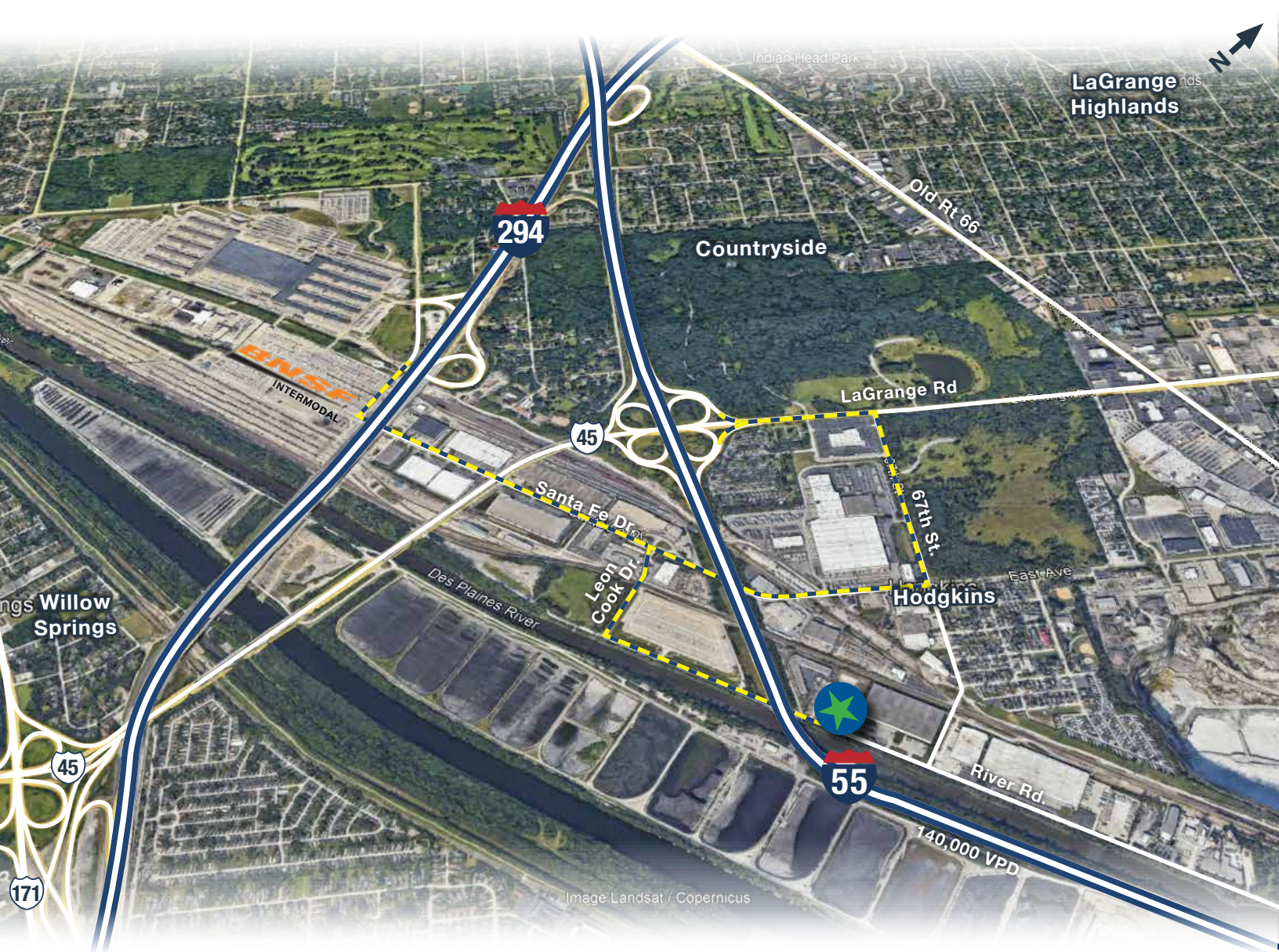
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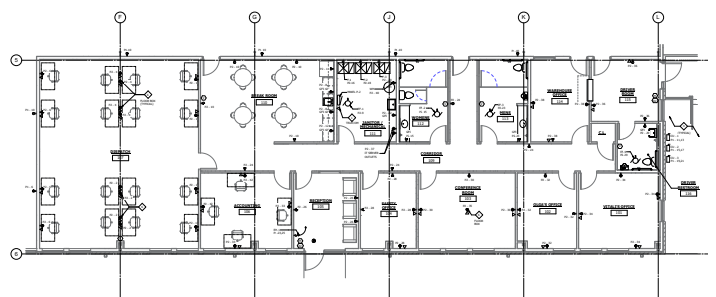


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**OVERALL FLOOR PLAN**



**OFFICE FLOOR PLAN**

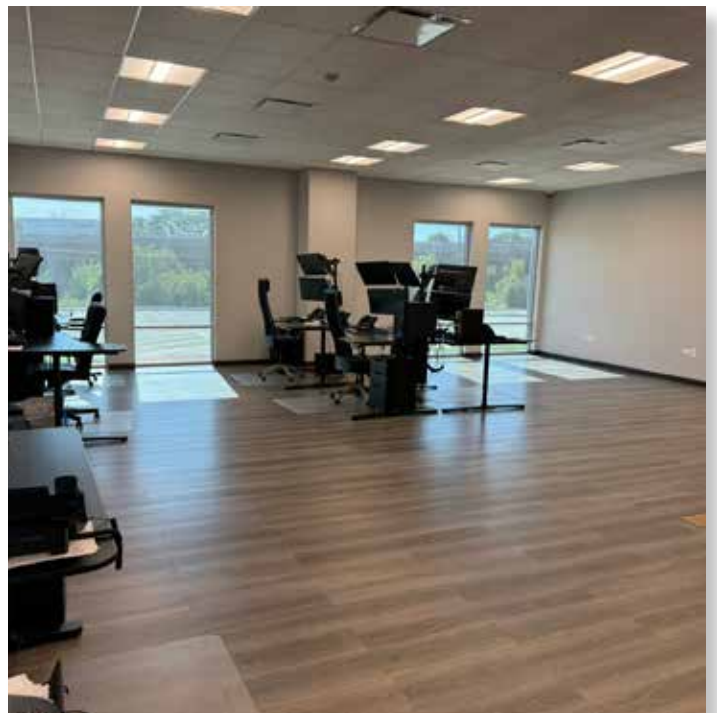
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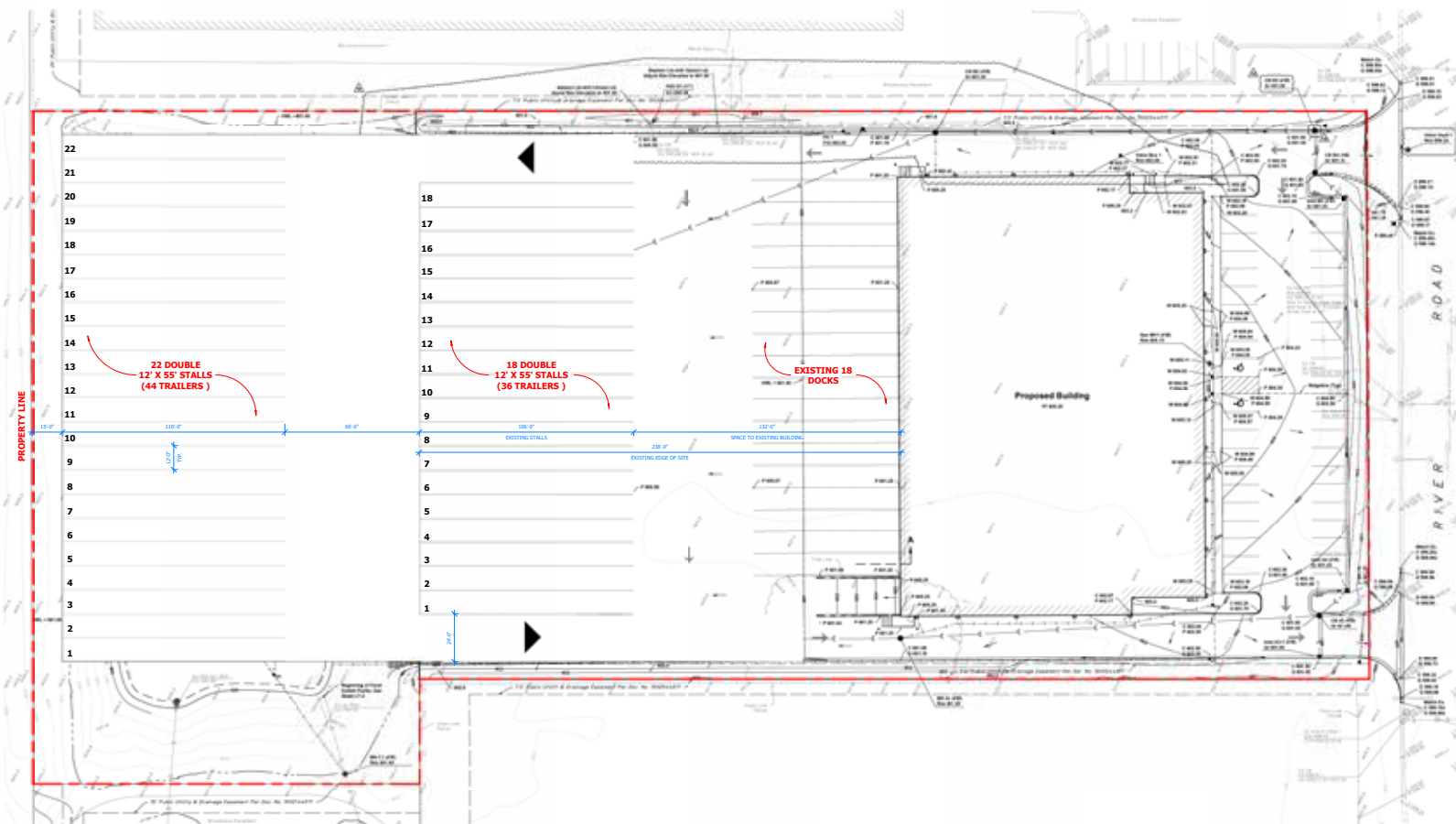
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## POTENTIAL SITE/YARD EXPANSION CONCEPTUAL LAYOUT



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