

PRODUCT OFFERING

12055 S. CICERO AVE. & 4601 W. 120TH ST.
ALSIP, ILLINOIS



OFFERING HIGHLIGHTS

- + Fully leased +/- 27,000 SF administrative, office and shop facility situated on 17 acres with extensive vehicle parking on a fully paved and secured exterior lighted site
- + Ground lease cell tower on property
- + Vacant approximately +/- 25,000 SF industrial facility on +/- 2.09 acres
- + Strategically located off the Tri-State 294 Toll Road with easy access to the entire Metropolitan Chicago market
- + Asking \$4,800,000
- + View property video at <https://vimeo.com/320778044/0ed74a5524>



For further property and rent roll information:

LARRY JOHNSON

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CBRE

FULLY LEASED

12055 S. CICERO AVENUE



PROPERTY ONE

Address:	12055 South Cicero Avenue, Alsip, Illinois, with strong building image, identity, exposure and visibility on Cicero Avenue.
Description:	Fully leased one-story brick and metal panel office and industrial facility.
Size:	Approximately +/- 27,000 sf
Age:	Original facility is quonset type construction with metal panel additions through 2005.
Condition:	Excellent
Land Area:	17 acre asphalt paved fully secured site with cyclone fencing, exterior lighting and fully operated guard house.
Existing Office:	Approximately 5,000 sf of modern office area consisting of approximately 15 private offices, break room, conference room and employee/customer washrooms.
Industrial Area:	Approximately +/- 22,000 sf of industrial/shop area, inclusive of drive thru capabilities.
Drive-in Doors:	A total of fourteen (14) doors (10' and 14" height) servicing the bays with drive through capabilities having access from both north and south sides of the property.
HVAC:	Package heat and air conditioning units, suspended gas and radiant heating.
Current Use:	Enterprise Car Rental leases and fully occupies this facility as well as the entire 17 acre site. The property is fully utilized for new and used automobile inventory for Enterprise Metropolitan Chicago operations.
Ceiling Clearance:	Approximately 14-16 ft. clearance
Property ID Number	24-27-100-006-000
Miscellaneous:	<ul style="list-style-type: none">• Wet sprinkler system• Floor drains
Note:	<ul style="list-style-type: none">• This property is fully leased and offered together as a package with the vacant 4601 W. 120th property and the existing ground lease cell tower which is on site.
Zoning:	B-1 Business District





PROPERTY TWO

Address:	4601 West 120th Street, Alsip, Illinois
Description:	Vacant industrial property with +/- 1,000 sf second floor office area
Size:	Approximately 25,000 sf on +/- 2.09 acres
Age:	Approximately 1970 with addition in 1988
Drive-in Doors:	Approximately 16 drive in doors service this facility
HVAC:	Suspended gas unit heating units
Former Use:	Automotive, body shop and truck repair operations
Ceiling Clearance:	Approximately +/- 12 and 16 ft. clearance
Property ID Number:	24-27-100-062-0000 24-27-100-063-0000 24-27-100-064-0000
Miscellaneous:	<ul style="list-style-type: none">• Partially sprinklered• Requires substantial work including new roof• Existing floor drains
Note:	The property can be sold separately
Zoning:	I-1 Light Industrial



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12055 S. CICERO AVENUE & 4601 W. 120TH STREET



PHOTOS

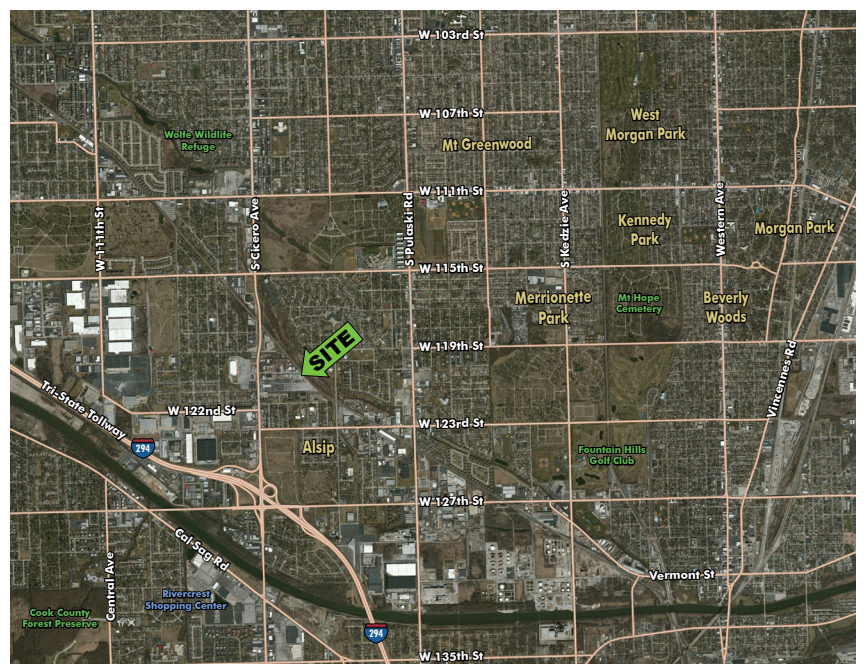


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12055 S. CICERO AVENUE & 4601 W. 120TH STREET



PROPERTY OVERVIEW



CONTACT

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