



For Sale or Lease

5300 Saint Charles Road, Berkeley, IL

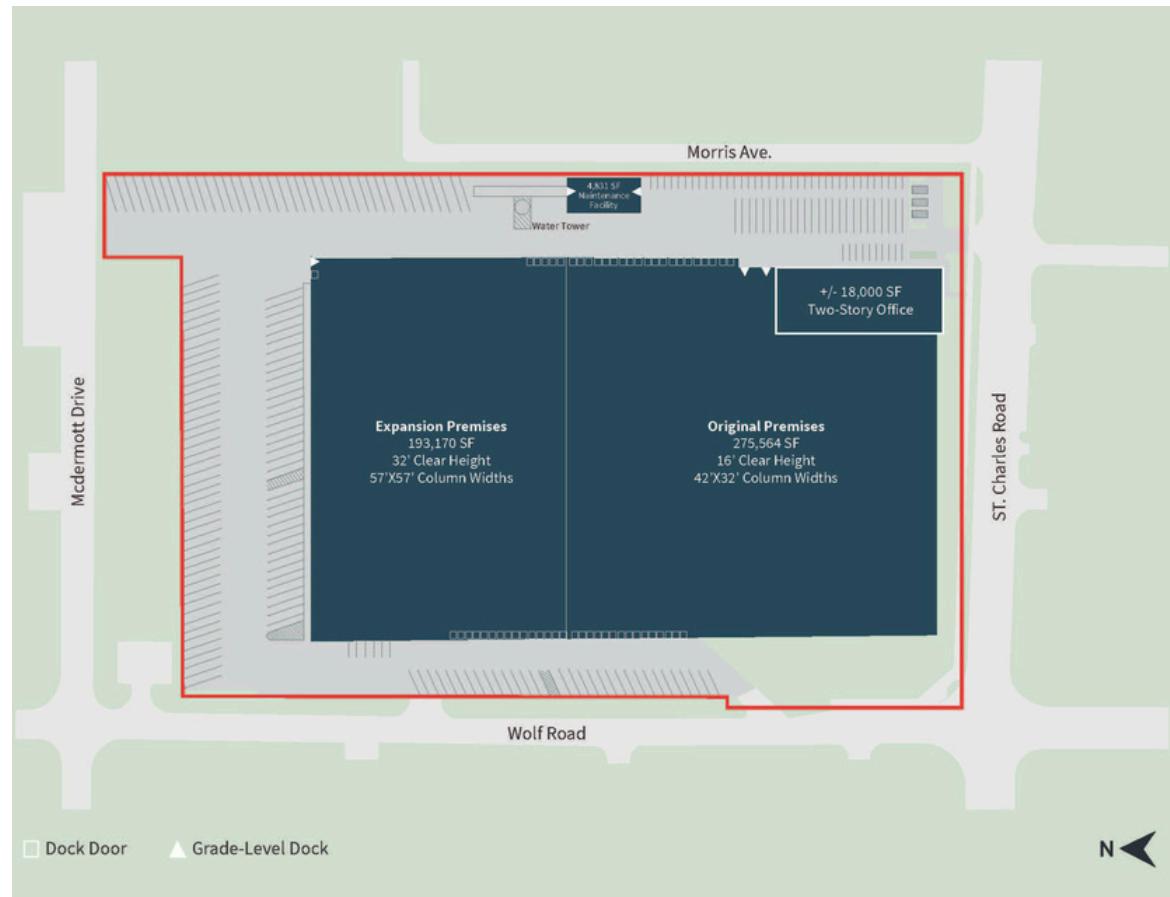
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Property Summary

Site size:	18.9 AC
Building size:	468,734 SF
Office size:	+/-18,000 SF
Ceiling height:	16' - 32'
Door docks:	56
Grade-level doors:	3
Power:	4,000 AMP+
Auto parking:	145
Trailer parking:	86
Lease rate / purchase price:	STO
RE taxes:	\$1.44 PSF (2023 actual paid in 2024)

Highlights

- 6B renewed in 2024. 2025 is year 1 of the 6B renewal.
- Some racking in place.
- Cross docked facility.



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Location Overview



Convenient access to transportation hubs, including the Union Pacific intermodal (1 mile), O'Hare International Airport (6 miles), and downtown Chicago (13 miles).



Located in the heart of Chicago's strongest industrial market, with convenient access to the entire interstate system within minutes.



Access to the best labor shed in the country, offering a deep pool of skilled, affordable talent across both blue-collar and specialized trades.

WORKFORCE CONCENTRATION BY INDUSTRY (10-MILE RADIUS)



2,081

TRANSPORTATION /
WAREHOUSE FIRMS



3,414

MANUFACTURING FIRMS



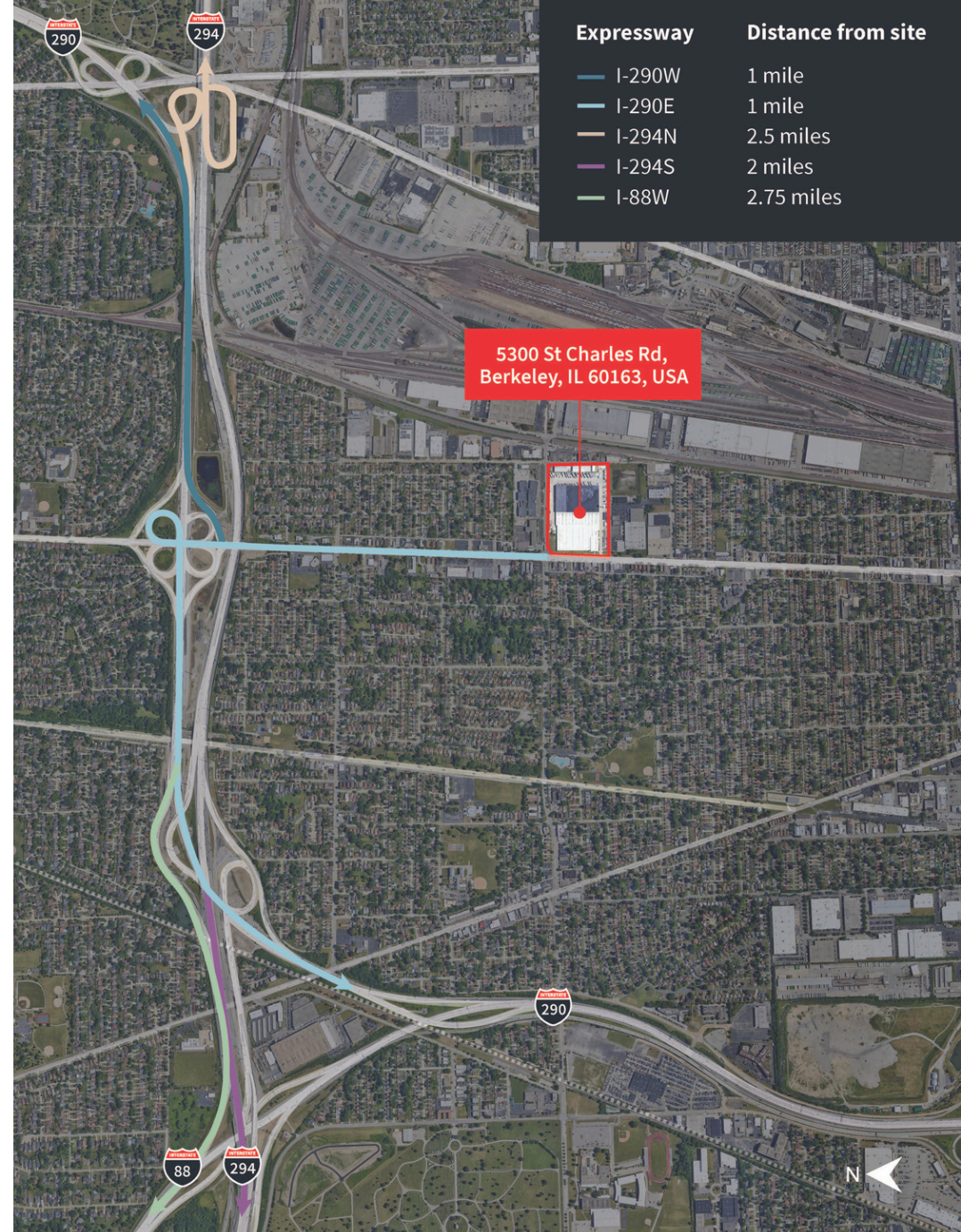
38,500

TRANSPORTATION /
WAREHOUSE EMPLOYEES



96,687

MANUFACTURING EMPLOYEES



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