



## 4400 S Racine Avenue, Chicago, IL 60609

### A Superior Location and Rare Maintenance Facility

Situated within Chicago's coveted Stockyard's industrial district, 4400 S Racine provides immediate connectivity to rail, interstate, and air infrastructure. In addition to transportation-connectivity, the surrounding labor pool is unparalleled. This is a one-of-a-kind opportunity to occupy a site within the City of Chicago allowing for vehicle/fleet maintenance, truck/van/trailer parking, outside storage, on-site fueling, and potential for container storage.

#### Specifications

6.42 Acres  
SITE SIZE

19,853 SF  
BUILDING FOOTPRINT

7,100 SF  
OFFICE AREA

12,753 SF  
SHOP/MAINTENANCE AREA

16'  
CLEAR HEIGHT

14  
DRIVE-IN DOORS

5  
MAINTENANCE BAYS

1  
WASH BAY

ON-SITE FUELING STATION

PMD 8A  
ZONING

Site to be re-paved by ownership

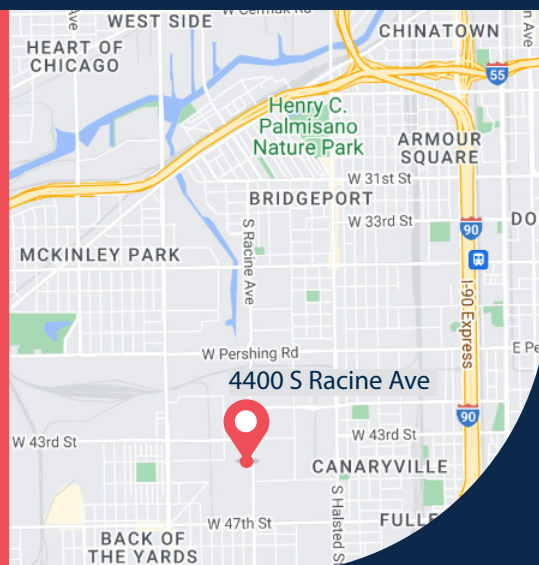
Office make-ready work

Class 6B tax incentive

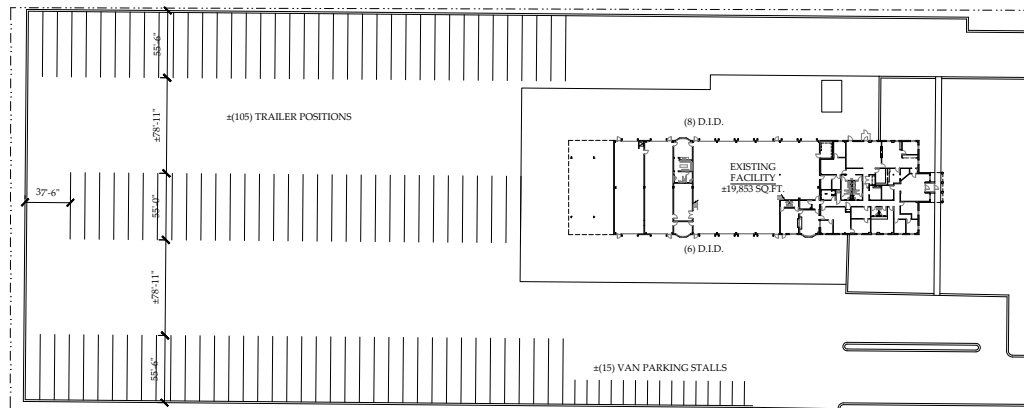
Fully-secured site

24/7 Stockyard's neighborhood security/surveillance

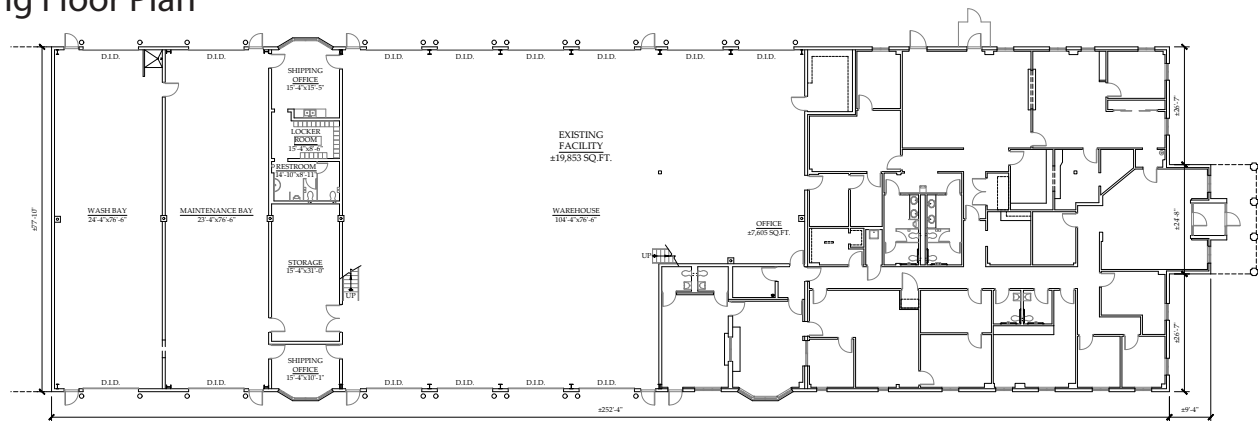
Fully-functioning maintenance shop



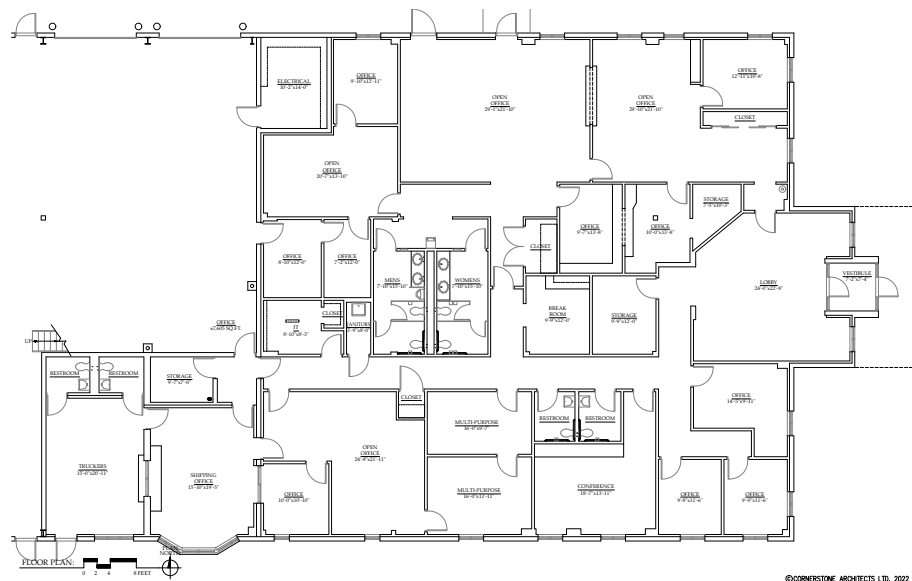
## Overall Site Plan



## Building Floor Plan



## Office Plan



## SITE AREA

**In SF**  
**In Acres**

**279,655 SF**  
**6.42 Acres**

## BUILDING AREA

Office  
Shop  
Total

7,100 SF  
12,753 SF  
19,853 SF

## PARKING

Trailers  
Auto

~105 Stalls  
~50 Stalls





# Brookfield Properties



- 2.0 miles to I-90/94 & 43rd Street
- 2.5 miles to I-55 & Damen Avenue
- 4.0 miles to BNSF Corwith Intermodal
- 6.0 miles to Midway International Airport
- 7.0 miles to CBD
- 11.5 miles to CSX Bedford Park Intermodal

## Contacts



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**Brookfield**  
Properties

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