

FOR SALE
OR LEASE

8701W.
50th St.

McCook, Illinois

42,726 Sq. Ft.

NOW AVAILABLE FOR SALE



PLAY VIDEO



Features

- Available Size: 42,726 SF (Divisible)
- Site Size: 4.54 acres
- Office: 5,000 - 20,403 SF
- Clear Height: 24' clear
- Loading: 2 exterior docks, 1 drive-in door (both expandable)
- Car Parking: 324 spaces
- Trailer Parking: Up to 50 spaces
- Heavy Power: 1200 amps, 270/480 volts
- Lease Rate: Subject to Offer
- Sale Price: \$10,700,000
- Located in one of Chicago's top industrial submarket
- Top infill location with immediate highway access via four way interchange @ I-55
- High quality pre-cast construction
- Zoning allows for outdoor storage
- Est. Real Estate Taxes: \$76,358 (\$1.78/SF) with 6B in place through 2030

Contact

Matthew Stauber, SIOR

Vice Chair
+1 847 698 8236
matthew.stauber@colliers.com

Patrick Turner

Executive Vice President
+1 847 698 8277
patrick.turner@colliers.com

Rob Sullivan

Associate
+1 847 698 8204
robert.jsullivan@colliers.com

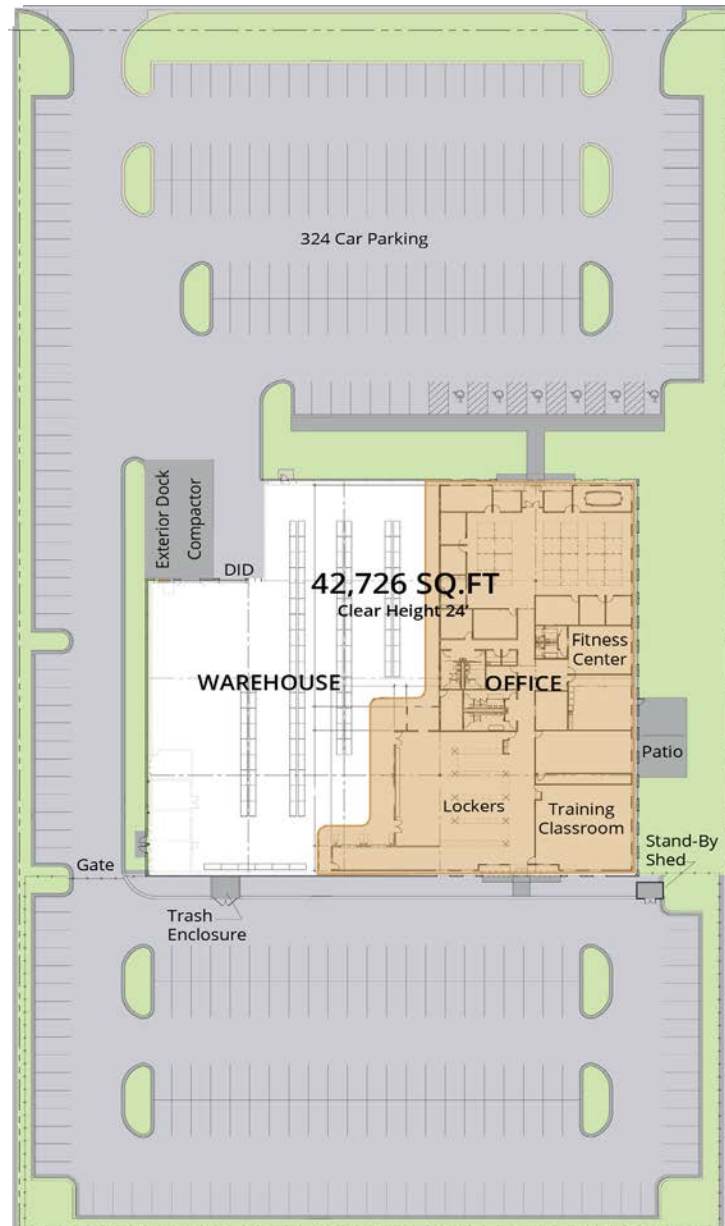


Accelerating success.

42,726 SF Industrial Space for Sale or Lease

8701 W. 50th St. | McCook, IL

Existing Site Plan



6250 North River Road
Suite 11-100
Rosemont, IL 60018

Matthew Stauber, SIOR
Vice Chair
+1 847 698 8236
matthew.stauber@colliers.com

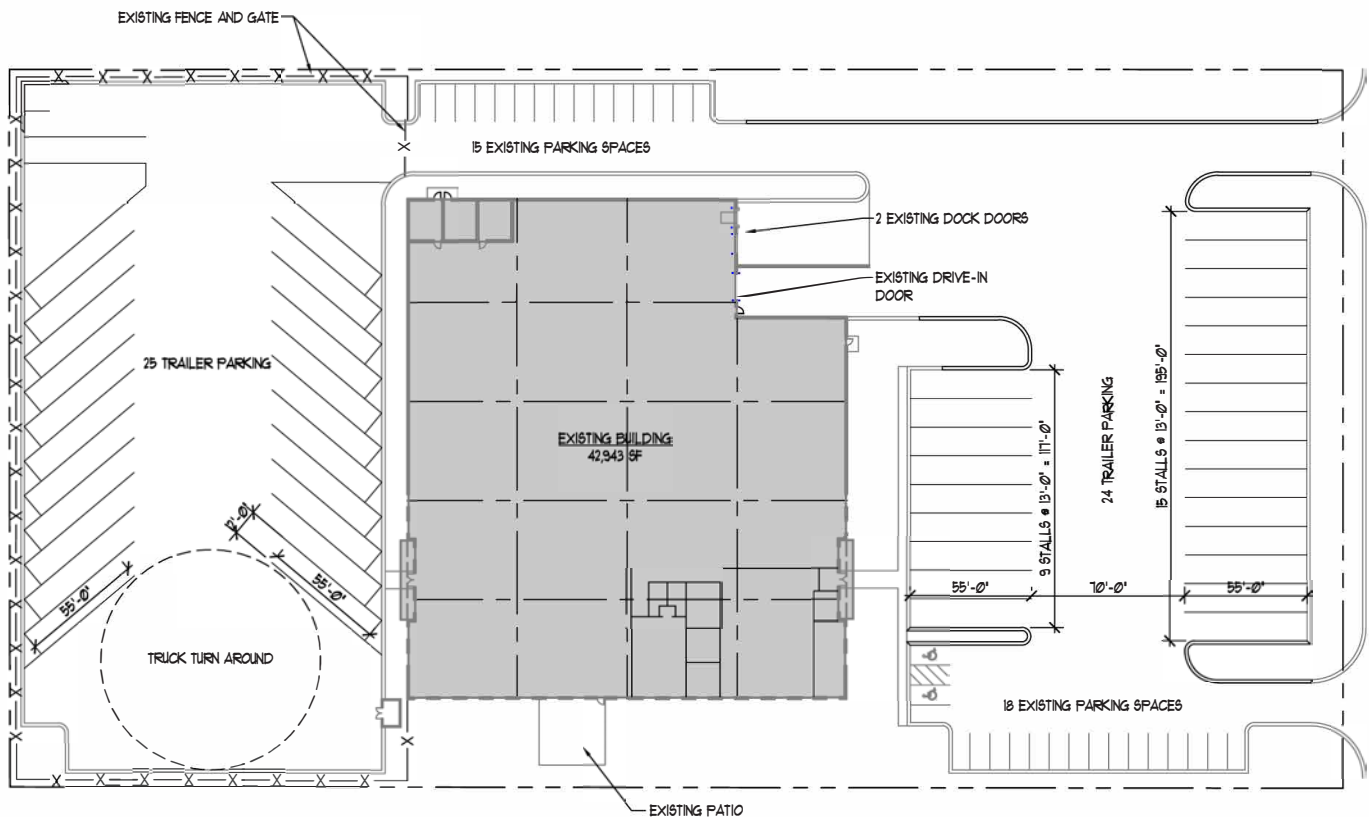
Patrick Turner
Executive Vice President
+1 847 698 8277
patrick.turner@colliers.com

Rob Sullivan
Associate
+1 847 698 8204
robert.jsullivan@colliers.com

42,726 SF Industrial Space for Sale or Lease

8701 W. 50th St. | McCook, IL

Single tenant concept plan with trailer storage or outside storage



6250 North River Road
Suite 11-100
Rosemont, IL 60018

Matthew Stauber, SIOR
Vice Chair
+1 847 698 8236
matthew.stauber@colliers.com

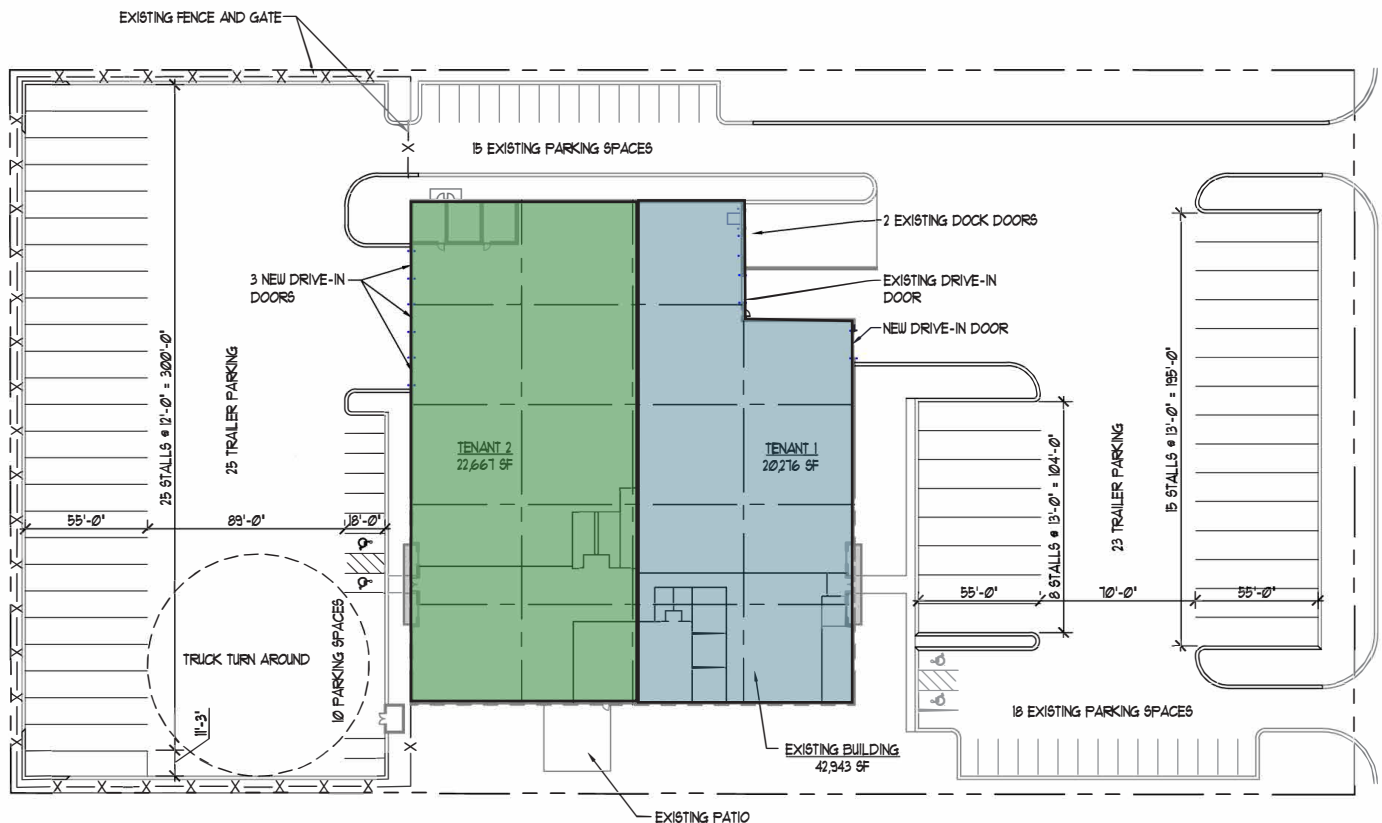
Patrick Turner
Executive Vice President
+1 847 698 8277
patrick.turner@colliers.com

Rob Sullivan
Associate
+1 847 698 8204
robert.jsullivan@colliers.com

42,726 SF Industrial Space for Sale or Lease

8701 W. 55th St. | McCook, IL

Two Tenant concept plan with secured parking for each Tenant



6250 North River Road
Suite 11-100
Rosemont, IL 60018

Matthew Stauber, SIOR
Vice Chair
+1 847 698 8236
matthew.stauber@colliers.com

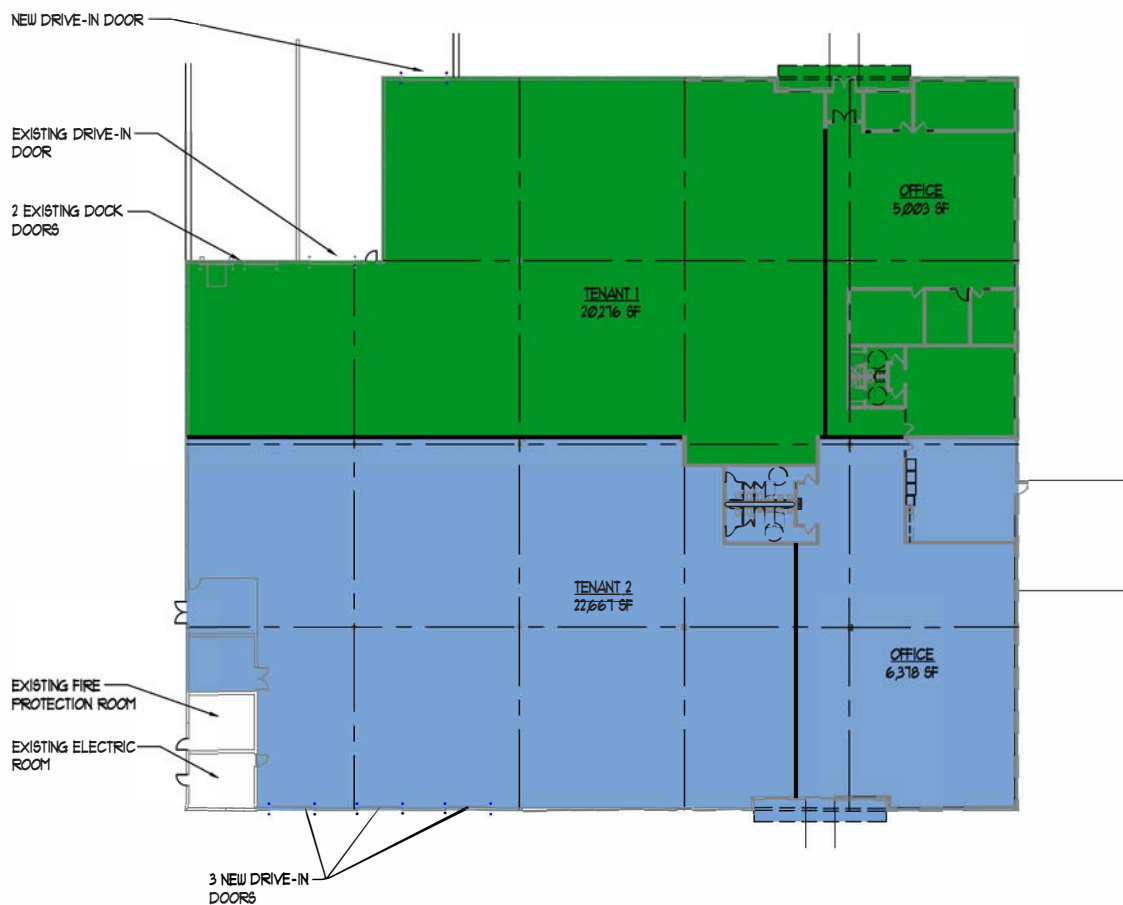
Patrick Turner
Executive Vice President
+1 847 698 8277
patrick.turner@colliers.com

Rob Sullivan
Associate
+1 847 698 8204
robert.jsullivan@colliers.com

42,726 SF Industrial Space for Sale or Lease

8701 W. 50th St. | McCook, IL

Two Tenant concept plan for offices



6250 North River Road
Suite 11-100
Rosemont, IL 60018

Matthew Stauber, SIOR
Vice Chair
+1 847 698 8236
matthew.stauber@colliers.com

Patrick Turner
Executive Vice President
+1 847 698 8277
patrick.turner@colliers.com

Rob Sullivan
Associate
+1 847 698 8204
robert.jsullivan@colliers.com

42,726 SF Industrial Space for Sale or Lease

8701 W. 50th St. | McCook, IL

Chicago
CBD

Midway
Airport



4-way Interchange



50th Street



6250 North River Road
Suite 11-100
Rosemont, IL 60018

Matthew Stauber, SIOR
Vice Chair
+1 847 698 8236
matthew.stauber@colliers.com

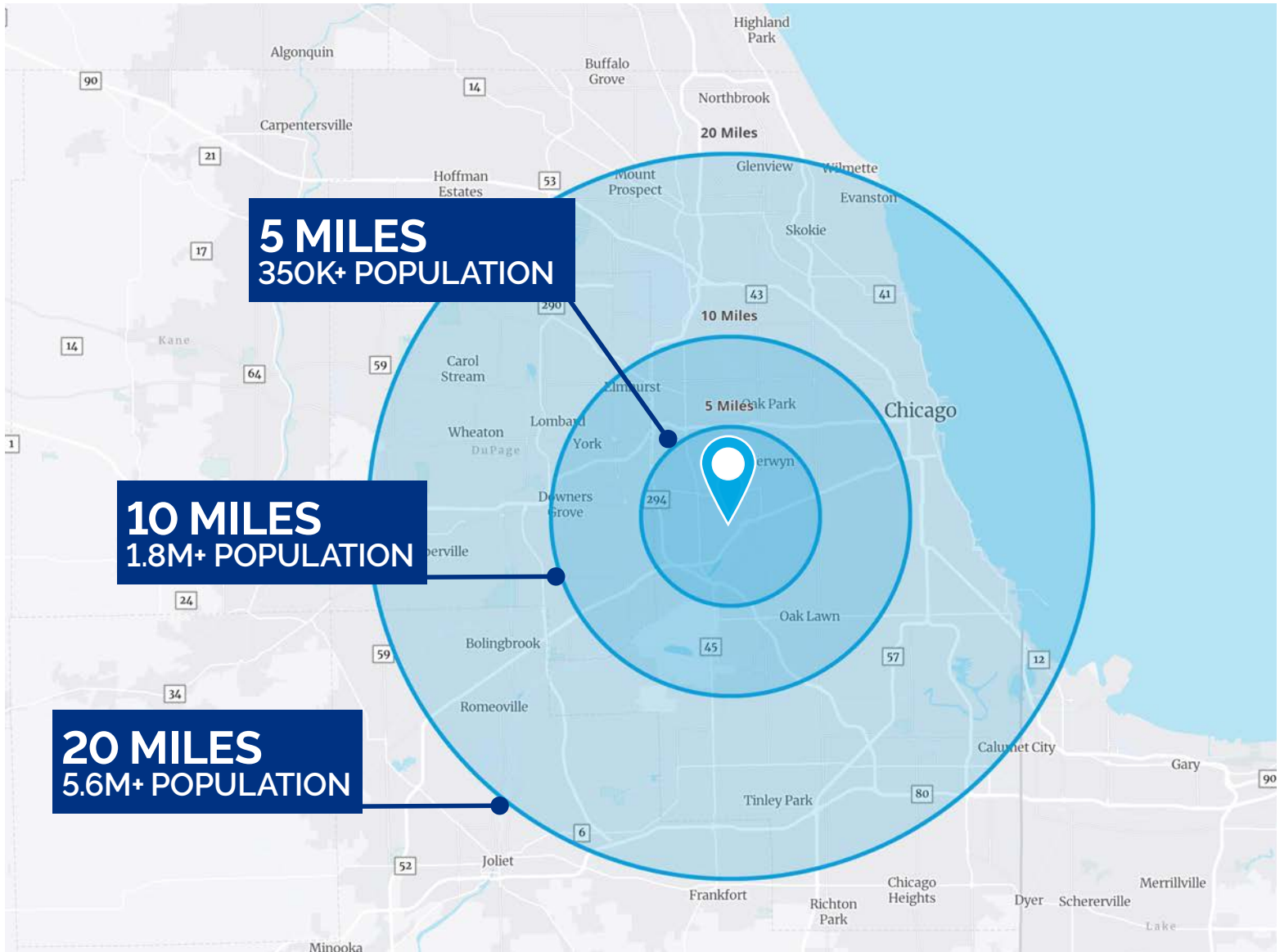
Patrick Turner
Executive Vice President
+1 847 698 8277
patrick.turner@colliers.com

Rob Sullivan
Associate
+1 847 698 8204
robert.jsullivan@colliers.com

42,726 SF Industrial Space for Sale or Lease

8701 W. 50th St. | McCook, IL

Area Population



6250 North River Road
Suite 11-100
Rosemont, IL 60018

Matthew Stauber, SIOR
Vice Chair
+1 847 698 8236
matthew.stauber@colliers.com

Patrick Turner
Executive Vice President
+1 847 698 8277
patrick.turner@colliers.com

Rob Sullivan
Associate
+1 847 698 8204
robert.jsullivan@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. Brokers have an ownership interest in the property. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. **The brokers have an ownership interest in the property.**