



BEDFORD PARK CORPORATE CENTER BUILDINGS I & II



543,174 Square Feet
New Construction
5151 West 73rd Street
Bedford Park, Illinois

Ridge Property Trust ("Ridge") is a Private Real Estate Investment Trust formed between Ridge Investors, LLC (Management) and Prudential Real Estate Investors, a subsidiary of Prudential Financial. Ridge is a leading provider of corporate real estate development, investment, and financing services specializing in "state of the art" warehouse, distribution and manufacturing facilities throughout North America. Ridge's principals have been involved in the development, construction, ownership and management of more than 75 million square feet of investment grade real estate throughout North America and have an average of 21 years experience in the real estate industry. Ridge is based in Chicago with regional offices in Long Beach, California, and Dallas, Texas.

EXCLUSIVE MARKETING AGENTS:

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543,174 Square Feet

5151 West 73rd Street
Bedford Park, Illinois



BUILDING FEATURES

- Two Buildings
- 24.99 Acre Land Site
- Divisible to 50,000 SF
- Offices to Suit
- 32' Clear Ceiling Height
- 100 - 9' x 10' Dock High Doors
- 40,000 lb, 7' x 8' Mechanical Dock Levelers
- Four 12'x14' Drive-In Doors
- Rail Served (The Belt Railway)
- Precast Concrete Construction
- 48' x 48' Bays (57' Staging Bays)
- ESFR Fire Protection System
- 7" Concrete Floor - 4,000 PSI
- Power: 2,400 Amps, 277/480 V, 3-Phase
- 210' Truck Courts

SITE FEATURES

- Low Real Estate Taxes (Class 6B)
- Four miles from I-55
- Strong Labor Pool

