

# Main Channel Parcels 39.05, 39.06, and 39.09

11.44+/- acres of waterfront property available for long-term lease located in Stickney, Illinois



## Location

41st Street south of the Main Channel and east of Central Avenue in Stickney, Illinois

## Site Description

Three adjacent parcels that can be leased separately or as one 11.44+/- acre leasehold; includes 1,000+/- linear feet of water frontage; near Cicero Avenue and I-55. The property is partially paved and ideal for industrial use.

## Zoning

Heavy Industrial District (Stickney)

**Estimated annual rent: \$348,000.00**  
**(approx. \$2,500.00 per acre/month)**

The estimated annual rent is based on a recent appraisal of the fair market value of similarly situated land located near these parcels. New appraisals will be needed before a lease is advertised for competitive bidding. The tenant will be responsible for property taxes on the leasehold interest.

**For more information, contact Principal Attorney Nick O'Connor at the Metropolitan Water Reclamation District of Greater Chicago at [OConnorN@mwr.org](mailto:OConnorN@mwr.org) or at 312.751.5636.**



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