



**AVAILABLE FOR LEASE**

## Roll & Roll Metal Fabricators

**2310 W 58TH STREET**

Chicago, IL 60636

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**PRESENTED BY:**

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## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$10.00 SF/yr (MG)
<b>BUILDING SIZE:</b>	140,000 SF
<b>AVAILABLE SF:</b>	12,400 - 17,500 SF
<b>LOT SIZE:</b>	2.16 Acres
<b>YEAR BUILT:</b>	1950
<b>ZONING:</b>	M2-2

## PROPERTY OVERVIEW

2310 W. 58th is a well-kept industrial property with high ceilings, multiple cranes, docks, drive-ins, and abundant natural light. Home to R&R metals, ownership has maintained the property extremely well including upgraded lighting, roof repair and maintenance, additional power, polished floors, security, abundant fenced parking on both north and south ends, and exterior lighting. Wet sprinkler system throughout the property.

The 12,400 SF portion at the north end of the building has one 14' high drive-in and is a clear span. The building has a 24' ceiling at the center. This area has a floor drain, concrete floors, heavy floor load abundant natural light, and adjacent fenced parking. The space features a working 10T crane, a small office, and two restrooms. Power is 220/3 phase, 60amps. Possibility to expand into the adjacent indoor space of 5,000 SF for a total of 17,500 SF.

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## LOCATION INFORMATION

<b>STREET ADDRESS</b>	2310 W 58th Street, Chicago, IL 60636
<b>DIRECTIONS</b>	On 58th Street two blocks east of Western Avenue.
<b>COUNTY</b>	Cook

## BUILDING INFORMATION

<b>NUMBER OF CRANES</b>	13
<b>CEILING HEIGHT</b>	24 ft
<b>MINIMUM CEILING HEIGHT</b>	8 ft
<b>NUMBER OF FLOORS</b>	1
<b>YEAR BUILT</b>	1950

## PROPERTY HIGHLIGHTS

- Clean, well-kept industrial property
- Working 10T crane
- 14' - 24' ceilings
- One large drive-in
- Clear span space
- Adjacent, fenced parking
- Heavy floor load