

# Private Commissary Space with Dedicated Cold Storage



6,072-19,401 RSF

AVAILABLE

**NAI Hiffman**  
Commercial Real Estate Services, Worldwide

## 5801 W. Dickens Avenue

Chicago, Illinois

One Oakbrook Terrace  
Suite 400  
Oakbrook Terrace, Illinois 60181  
+1 630 932 1234

[hiffman.com](http://hiffman.com)

### PROPERTY HIGHLIGHTS

- Available Size: 6,072 SF - 19,401 RSF
- Building Size: 117,000 SF
- USDA and SQF-ready
- Ideal space for Commercial Kitchens, Commissaries, CPG Production, R&D Test Kitchen, Meal Delivery, Bakeries & more
- Shared Amenities
- Additional on-site freezer, refrigerated and dry storage
- On-site staff
- Open to short and long-term requirements



6,072 RSF UNIT 1  
13,329 RSF UNIT 2



COOLERS  
FREEZERS



100 OFF STREET  
PARKING SPACES



14' CLEAR  
HEIGHT



5 EXTERIOR  
DOCKS



4 ACRE  
SITE SIZE

### Contact

John Basile

+1 630 693 0641

[jbasile@hiffman.com](mailto:jbasile@hiffman.com)

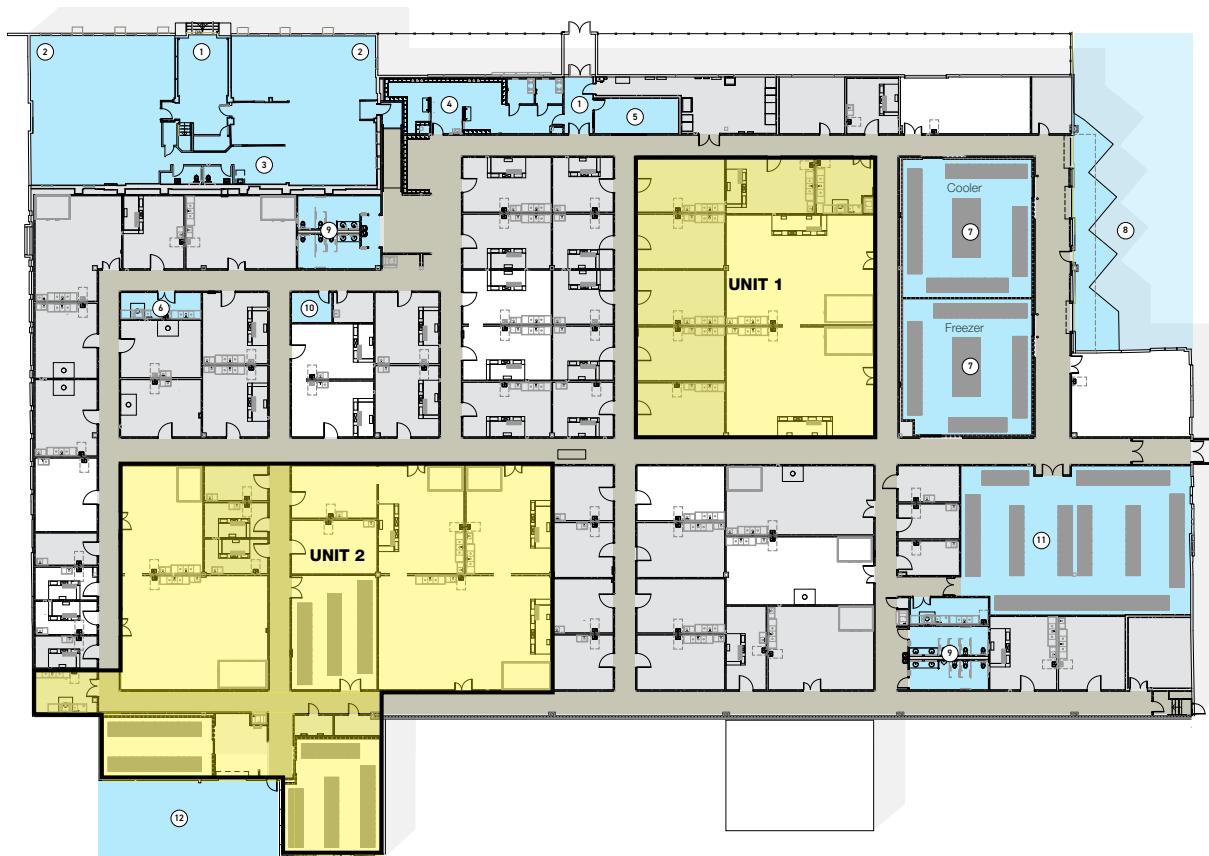
Pat Clifford

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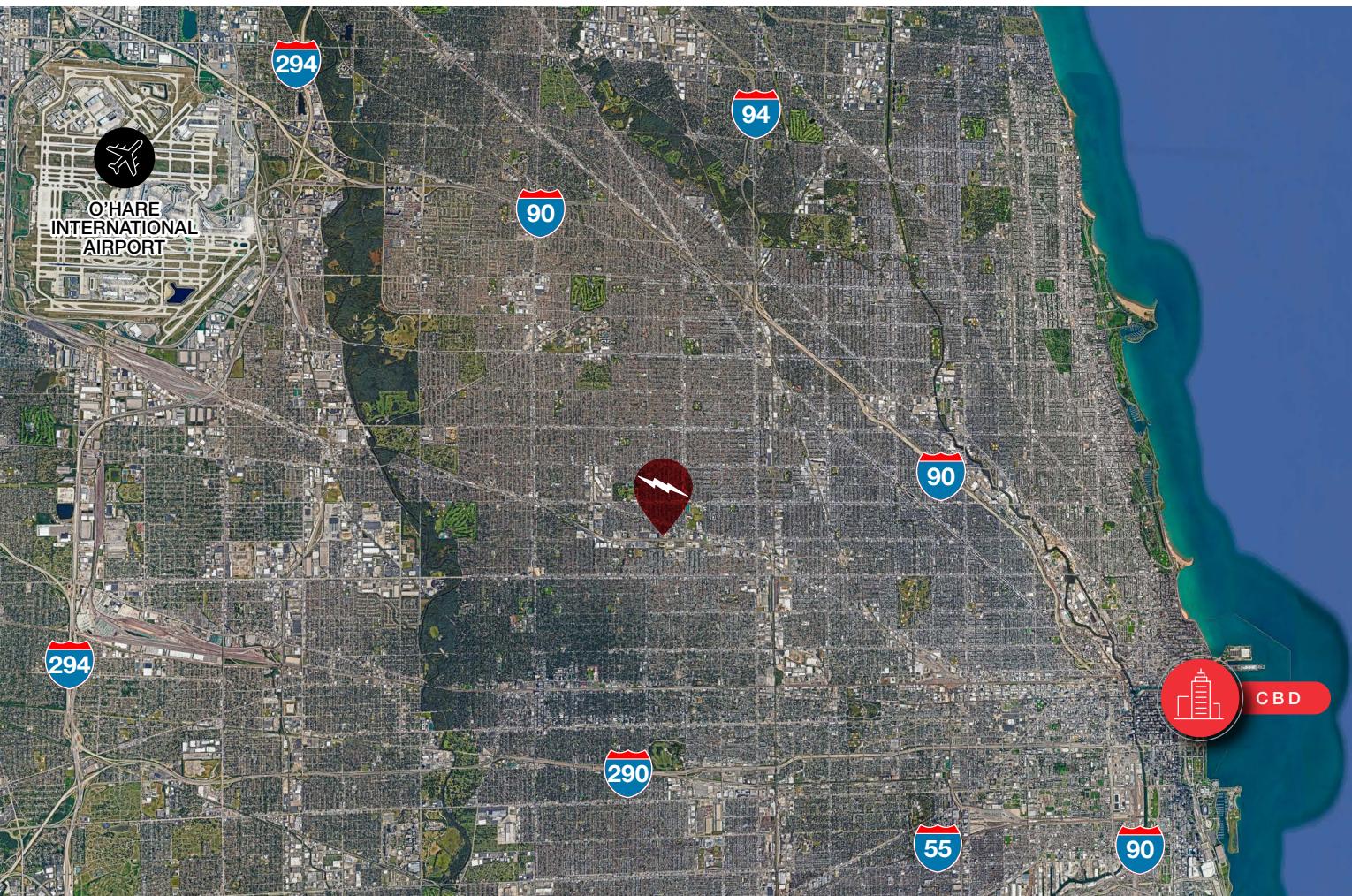
[pclifford@hiffman.com](mailto:pclifford@hiffman.com)

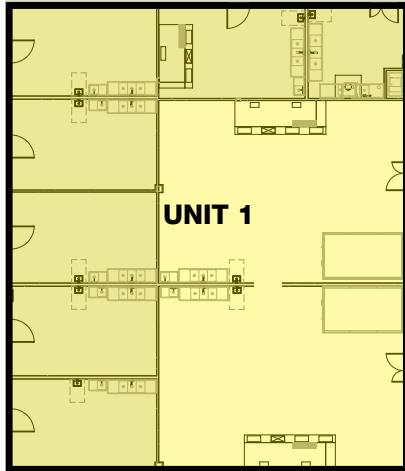
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5801 W. DICKENS AVENUE, CHICAGO, ILLINOIS | FOR LEASE



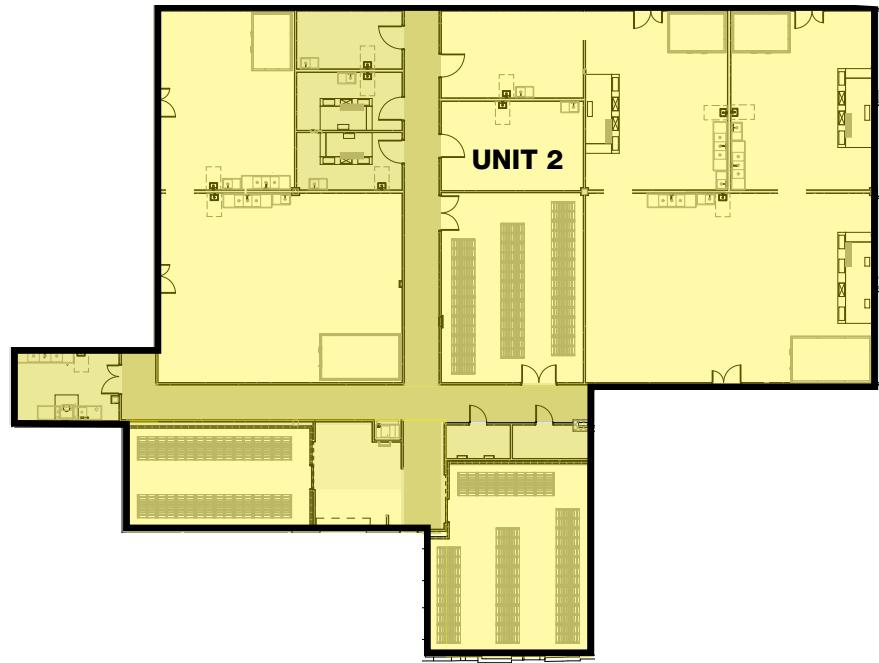
①	Shared Amenity
②	Currently Available
③	Occupied
1	Lobby
2	Open Office
3	Break Area
4	Locker Room
5	Manager
6	Warewash
7	Cold Storage
8	Docks
9	Restrooms
10	USDA Office
11	Dry Storage
12	Loading





### UNIT 1 - 6,072 SF

- Private warewash station (high-temp unit)
- Dedicated Dock
- 2 walk-in coolers (100 SF each)
- Hood Lengths: 38-ft Type I
- Additional on-site cold, frozen and dry storage available
- 100% fresh makeup air (allergen control)
- Shared support spaces: restrooms, locker rooms, offices
- Configurations and pass throughs can be adjusted to suit.



### UNIT 2 - 13,329 SF

- Private 221 SF (not including the hallway) warewash station (high-temp-unit)
- (1) Private Dock + (1) dedicated dock
- Private storage: frozen 853 SF | cold 543 SF | dry 806 SF
- 5 walk-in coolers (~500 SF)
- Additional on-site cold, frozen and dry storage available
- 100% fresh makeup air (allergen control)
- Hood Lengths: 50-ft Type I + (2) Type II
- Shared support spaces: restrooms, locker rooms, offices
- Configurations and pass throughs can be adjusted to suit.

## Contact

John Basile

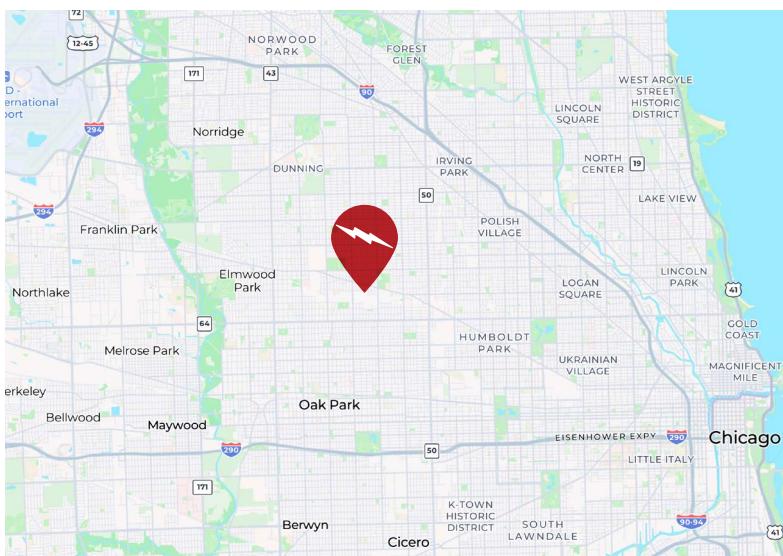
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## CONVENIENCE IS KEY

Parking, public transportation, freeways/expressways and trucking lines are all close by.

Minutes from Logan Square, West Loop, Oak Park and O'Hare/Rosemont.

## Contact

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