

3111 S. WESTERN AVENUE | CHICAGO, IL

FOR LEASE OR SALE



- ✓ Ample parking and outdoor storage
- ✓ Property is completely fenced and secured
- ✓ 5-minute drive to I-55 Expressway
- ✓ 8-minute drive to I-290 Expressway
- ✓ 15-minute drive to Central Business District & West Loop
- ✓ 3-minute walk to CTA bus stop on Western Avenue
- ✓ 15-minute walk to 35th/Archer CTA Orange Line train stop
- ✓ 5-minute drive to Union Pacific intermodal yard
- ✓ 11-minute drive to BNSF intermodal yard
- ✓ 15-minute drive to Norfolk Southern intermodal yard
- ✓ Deep labor pool in surrounding area

Property Specifications

Total Building Area:	± 12,100 SF
Warehouse:	± 7,350 SF
Office:	± 4,750 SF (can be reduced)
Total Land Size:	± 2.89 Acres
Parking:	± 98 Cars or ± 87 Vans / Short Trucks
Ceiling Height:	8' (77%) & 12'8" (23%) Clear
Power:	1.44 Megawatts (Heavy)
Sprinkler System:	Halon & Dry System
HVAC:	Fully Heated & Air-Conditioned
Construction:	Masonry

Zoning:	PMD 11 Planned Manufacturing District
Alderman:	Julia M. Ramirez 12 th Ward
RE Taxes:	\$125,407 = \$10.36 per SF (<i>UNDER PROTEST</i>)
CAM:	Self-Maintained by Tenant
Roof:	Newer Roof & Recent Tuck-Pointing
Property Insurance:	\$0.32 per SF
Lease Rate:	\$14.00 per SF Net
Sale Price:	Subject to Offer



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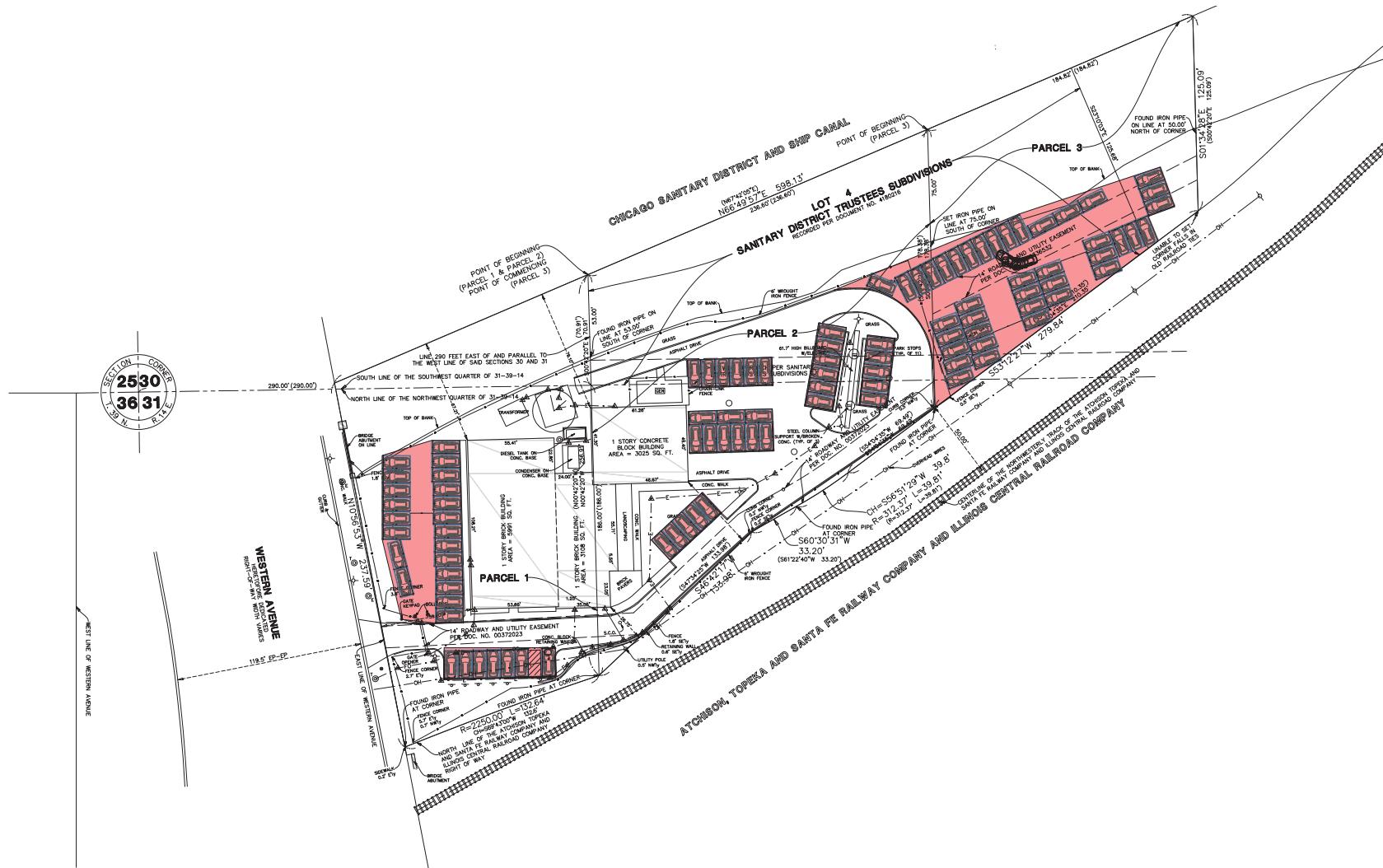
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WAREHOUSE WITH PARKING & OUTDOOR STORAGE

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Parking Plan – Passenger Vehicles



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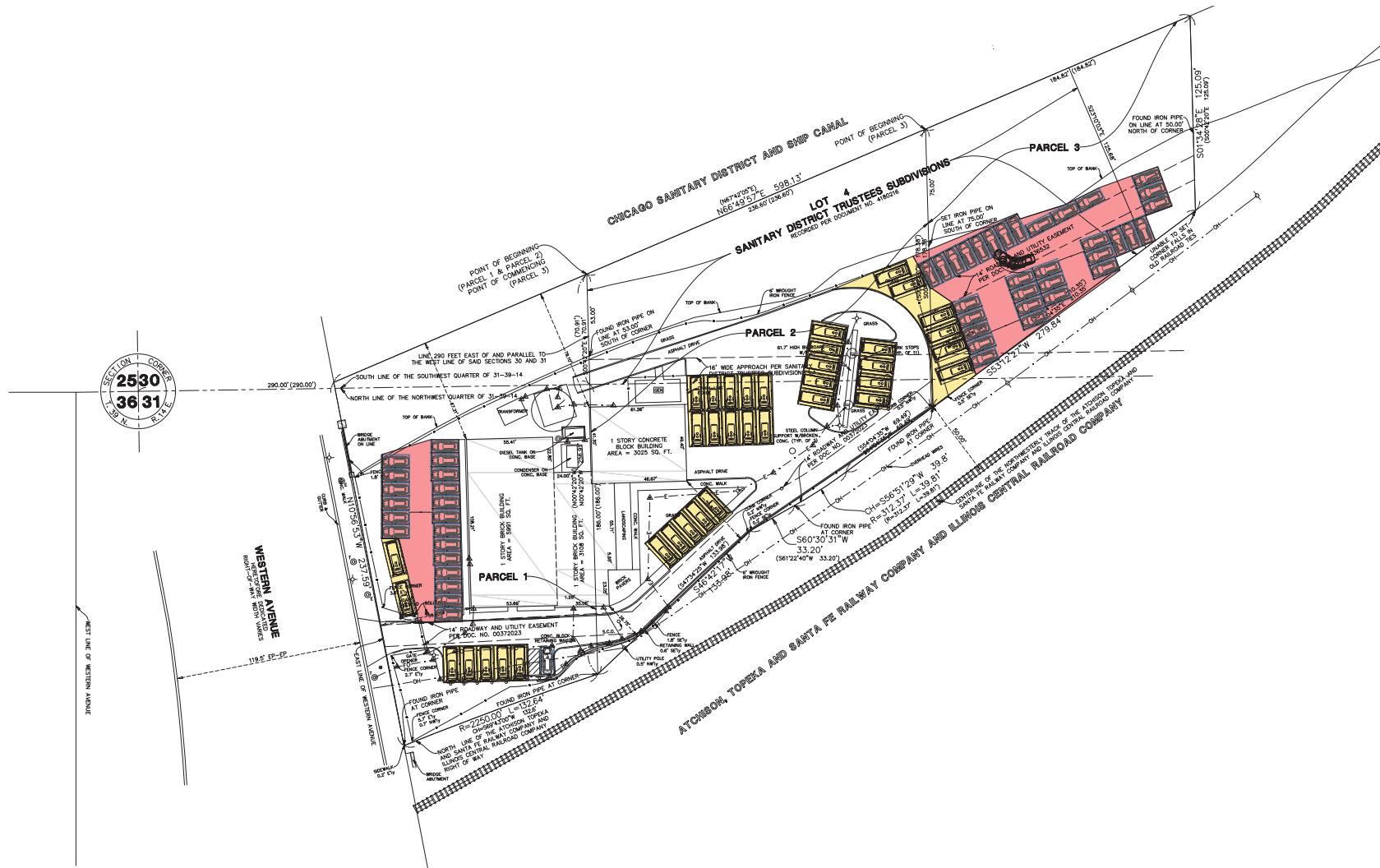
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WAREHOUSE WITH PARKING & OUTDOOR STORAGE

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Parking Plan – Vans & Short Trucks



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