



3605 W 63rd Street

3605 W 63rd St, Chicago, IL 60629



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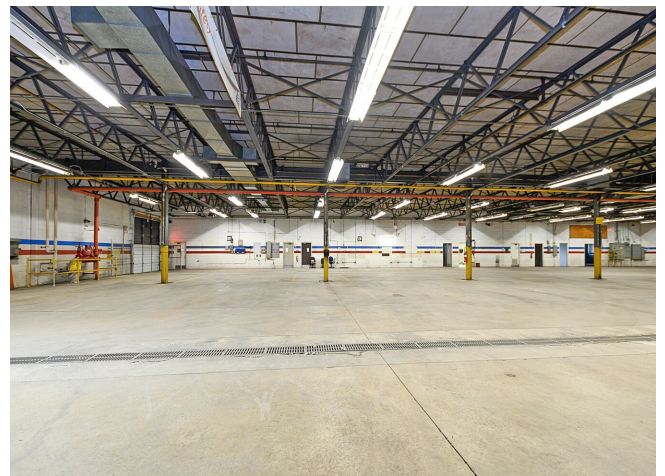
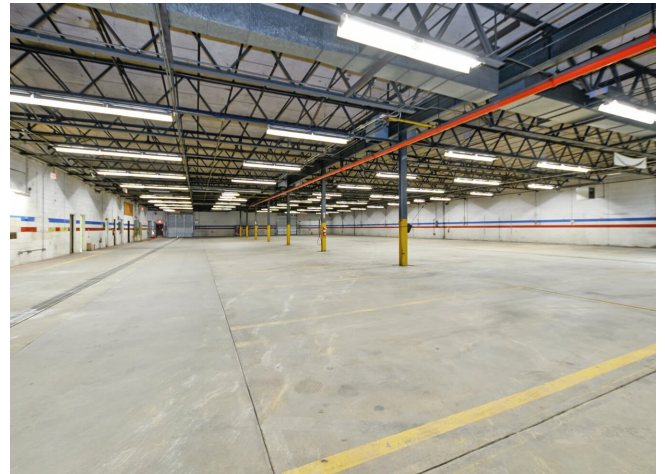


3605 W 63rd Street

\$10.00 /SF/YR

Exceptional 26,000 SF Stand-Alone Warehouse - Former AT&T Facility Secure * Updated * Highly Functional. Discover a rare, fully sprinklered 26,000 sq. ft. stand-alone warehouse offering robust infrastructure, exceptional security, and flexible use potential. Formerly operated by AT&T, this property has been impeccably maintained and is ideal for industrial, commercial, flex, logistics, office/tech, call center, or special-use operations. The 150' x 250' warehouse features 16' clear ceilings, wide 30' clear spans between I-beams, four 14' drive-through overhead doors, and triple catch drains-perfect for fleet, service, or light-manufacturing users. Heavy-duty 3-phase (440 amps) electric, heavy-load concrete...

- 26,000sf Stand Alone Warehouse
- 150'x250' Warehouse; 16' Clear Ceilings; 30' Clear Spans
- 14' Four Drive-In Overhead Doors
- Triple Catch Drains
- Heavy-duty 3-phase (440 Amps) Electric
- Heavy Load Concrete Floors



Rental Rate:	\$10.00 /SF/YR
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Property Type:	Industrial
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Property Subtype:	Distribution
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Rentable Building Area:	27,877 SF
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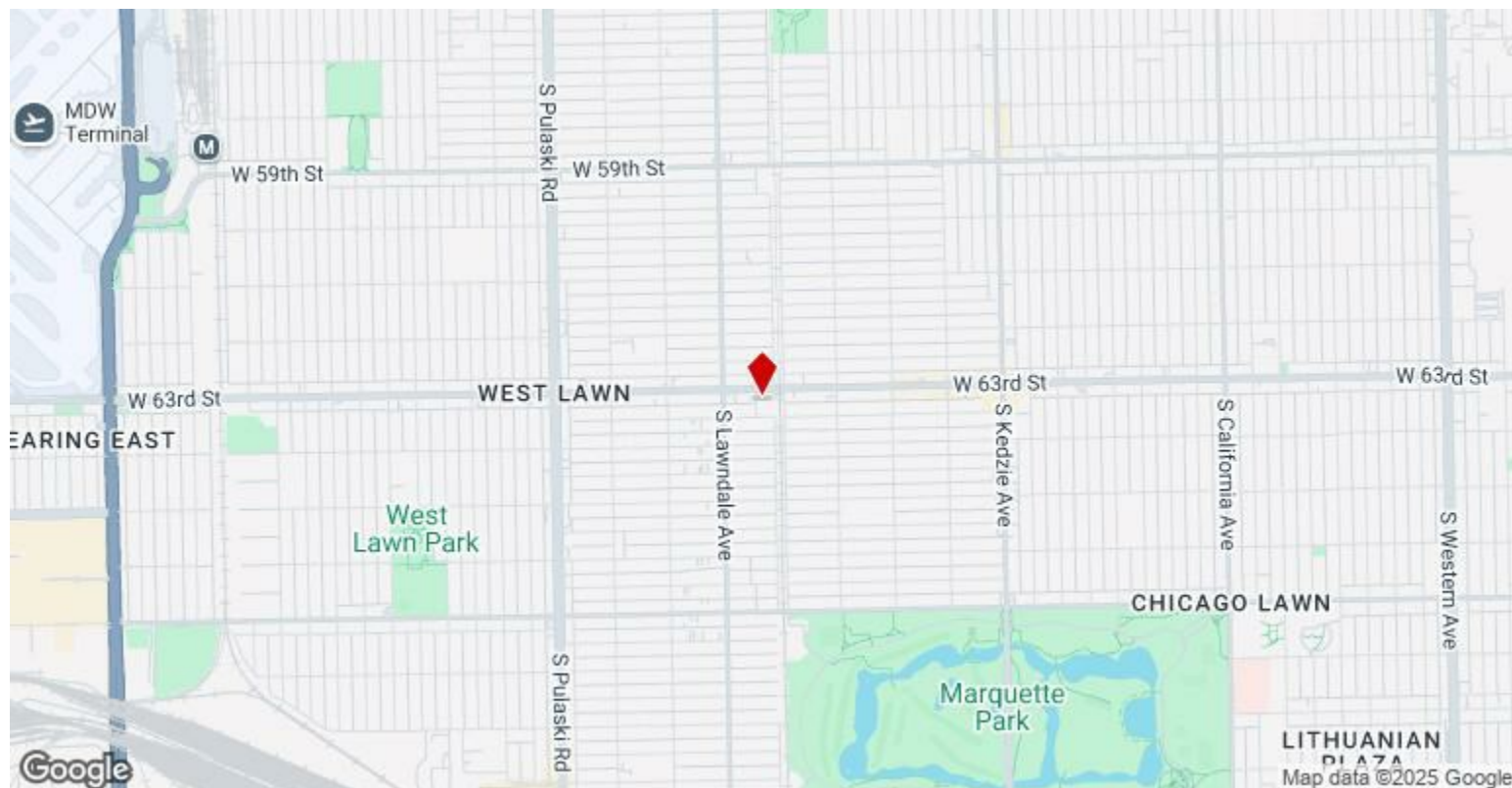
Year Built:	1990
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Rental Rate Mo:	\$0.83 /SF/MO
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1st Floor

Space Available	26,000 SF
Rental Rate	\$10.00 /SF/YR
Date Available	30 Days
Service Type	Net
Office Size	3,000 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

This stand-alone, 26,000 sq. ft. sprinklered warehouse has four overhead 14-foot drive-through doors with full-span triple catch drains. It was an AT&T facility. The Warehouse area is approximately 150x250 feet with 30 feet clear between I-Beams. There are three large office areas: the manager's office (approximately 3,000 sq. ft.), the Men's Handicapped locker room/bathroom, the Women's handicapped bathroom, a fenced "caged" storage area, and a 26,000 lb hydraulic lift. The entire building is temperature-controlled with ceiling ducts and a suspended gas-fired heater. Heavy 3-phase electric with 440 amps. Heavy-load concrete floors in excellent shape. 16-foot clear span ceiling height. The exterior boasts a secure, barbed-wire-fenced, recently repaved and resealed parking lot for over 100 cars, accessible from 63rd Street and 63rd Place in the back, featuring three 30-foot gates (one automatic, remote-controlled). The building is dark brown brick all around. Controlled exterior lighting. A must-see property.



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