

7729 S State St

INDUSTRIAL BUILDING FOR SALE OR LEASE

7729 S State St, Chicago, IL 60619

±23,000 SF
Building

±4,000 - ±23,000 SF
Available

Recently
Renovated

Immediate Access
to I-94



Property Highlights

- Recently renovated building featuring 3,000 SF of new office space
- Flexible layout with warehouse, office, and storefront options
- Short- or long-term lease terms available
- Divisible space with a 4,000 SF minimum and adaptable rental options
- Prime logistics location with immediate access to I-94—ideal for South Chicago and city distribution
- Excellent for warehousing, offering 4 drive-in internal dock doors

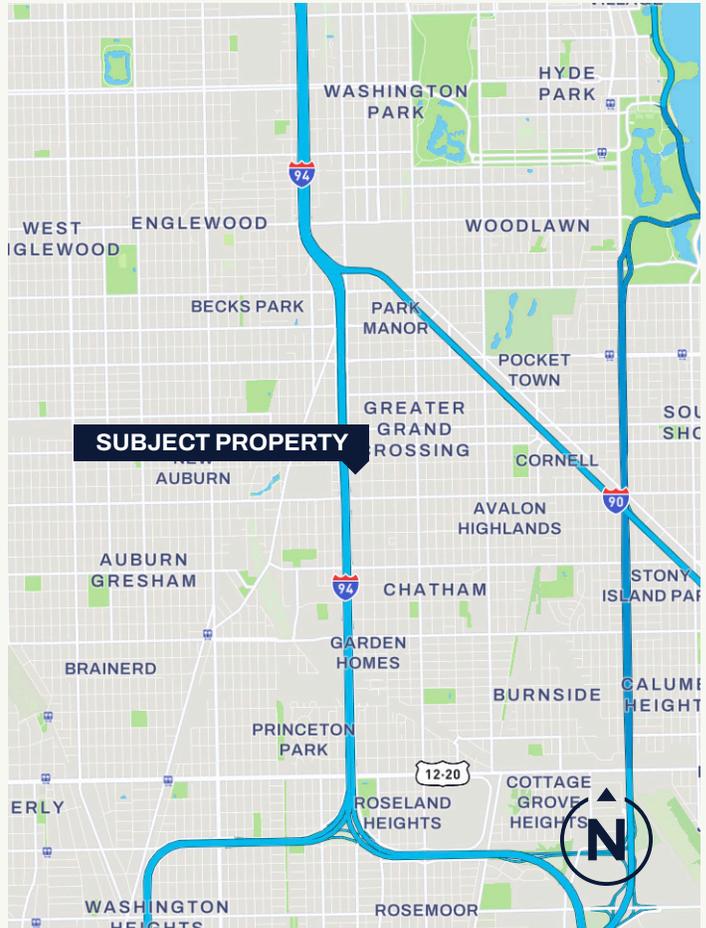
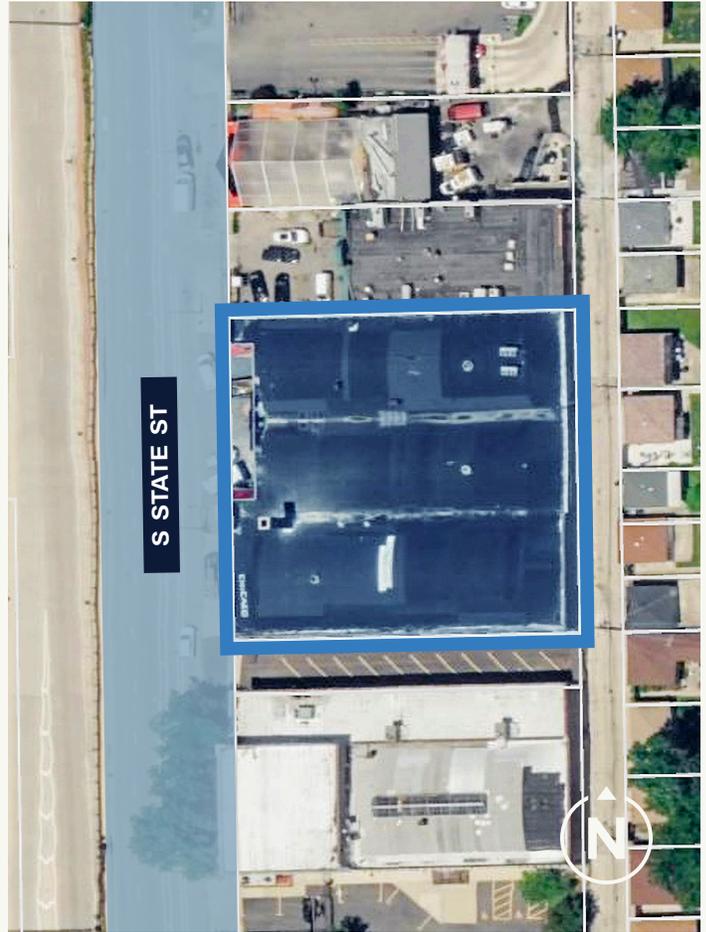
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BUILDING SIZE	±23,000 SF
AVAILABLE SIZE	±4,000 SF TO ±23,000 SF
DIVISIBLE SIZE	±4,000 SF MINIMUM
LAND AREA	±0.55 AC
OFFICE SIZE	±3,000 SF
CEILING HEIGHT	12' TO 14'
LOADING	(4) DOCKS / (1) 8'X 8' DID
POWER	800 AMPS
PARKING	LIMITED EXTERIOR PARKING
ZONING	B3-3
YEAR BUILT	BUILT IN 1932, RENOVATED IN 2024
CONSTRUCTION	MASONRY AND WOOD FRAME
SPRINKLERS	WET
HEATING	GAS FIRED UNITS
CAM PSF	\$0.75
RE TAXES PSF	\$2.20
SALE PRICE	\$1,600,000
LEASE RATE	\$10.00 NNN



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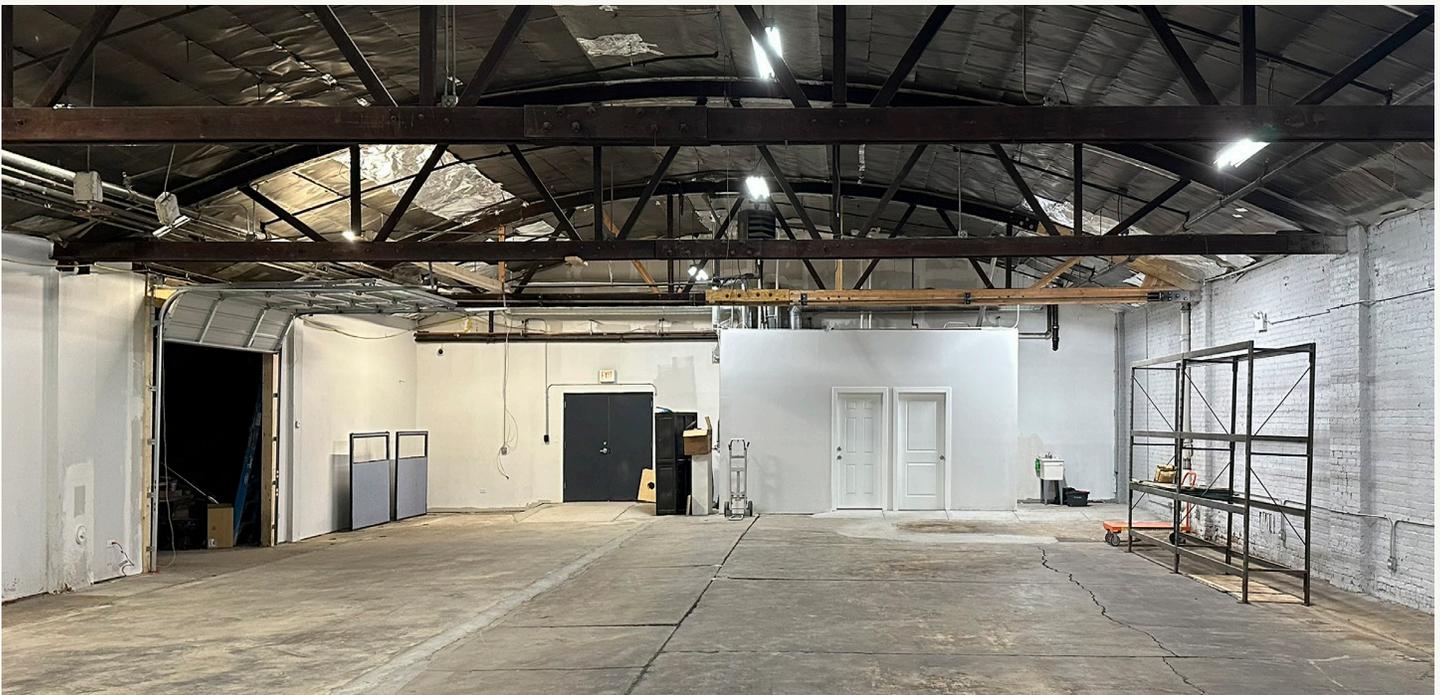
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RENOVATED OFFICE

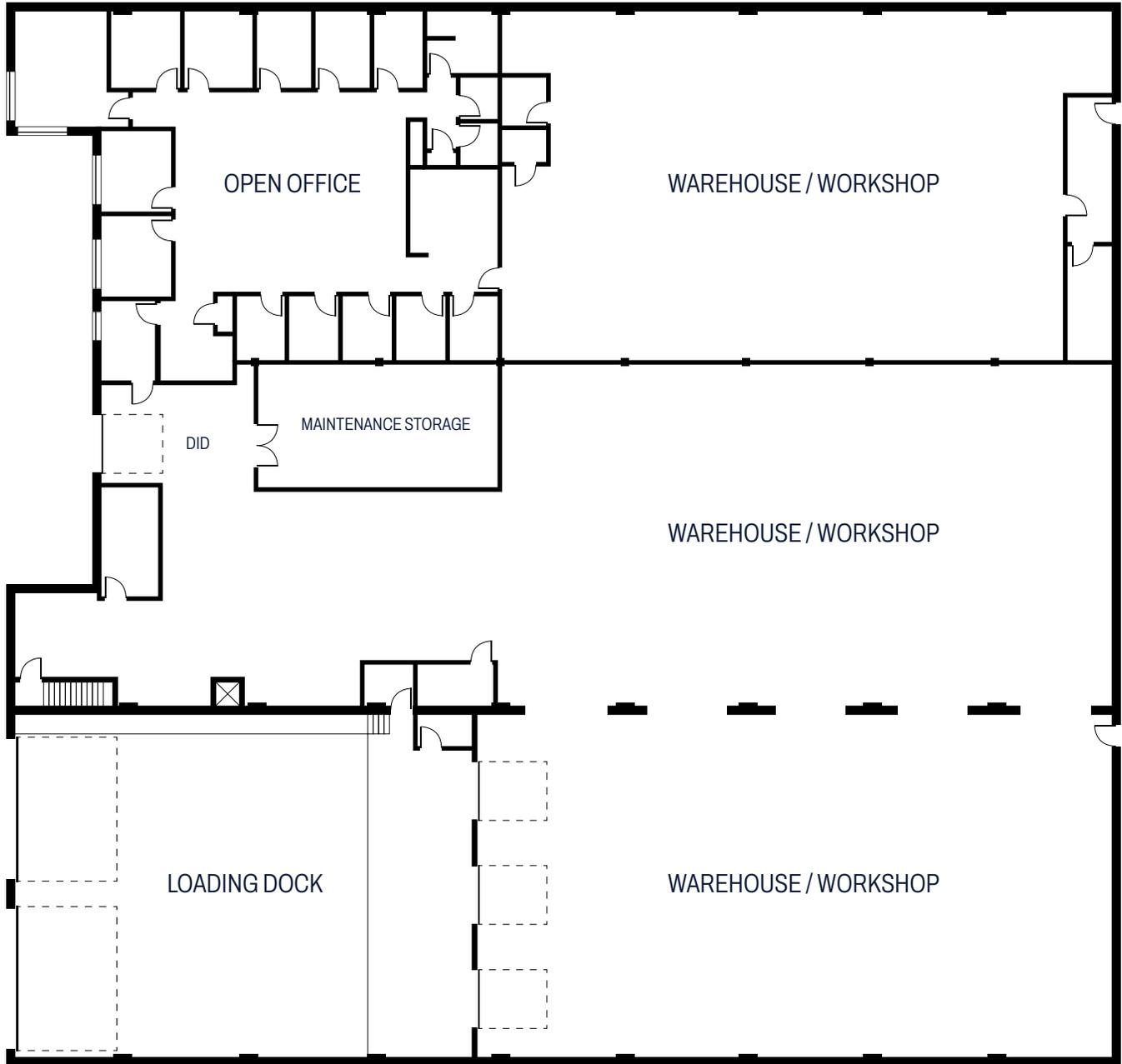


RENOVATED BREAK ROOM



WAREHOUSE

Floor Plan



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