

4850 W. BLOOMINGDALE

Chicago, IL



INDUSTRIAL CONDOS AVAILABLE FOR SALE

OFFERING SUMMARY

Building Size	160,000 SF
Available SF	10,000 - 160,000 SF
Office SF	To Suit
Lot Size	3.28 acres
Ceiling Height	Up to 18'
Loading	1 Drive-in Door 5 Docks
Power	3600A/240V/3P
Asking Price	\$3,695,000
Lease Rates	Starting at \$4.25 PSF MG (minimum 50,000 SF)

PROPERTY HIGHLIGHTS

- **UNIT SIZES:** Unit 1 - 11,208 SF; Unit 2 - 12,549 SF; Unit 3 - 34,021 SF; Unit 4 - 18,488 SF; Unit 5 - 12,613 SF; Unit 6 - 9,314 SF
- Units can be combined to suit
- Short term leasing available
- Second floor space also available (divisible)
- 1 block to Metra Commuter Station
- Rare 18' space in this submarket
- Dedicated parking lot
- Heavy power
- Ample loading (additional docks and DID can be added)
- Grand Avenue frontage (18,000 vehicles per day)
- Fully sprinklered (Wet)
- Build-to-Suit to Lease
- Existing racking available

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All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.

INDUSTRIAL PROPERTY FOR SALE AND LEASE

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Chicago, IL



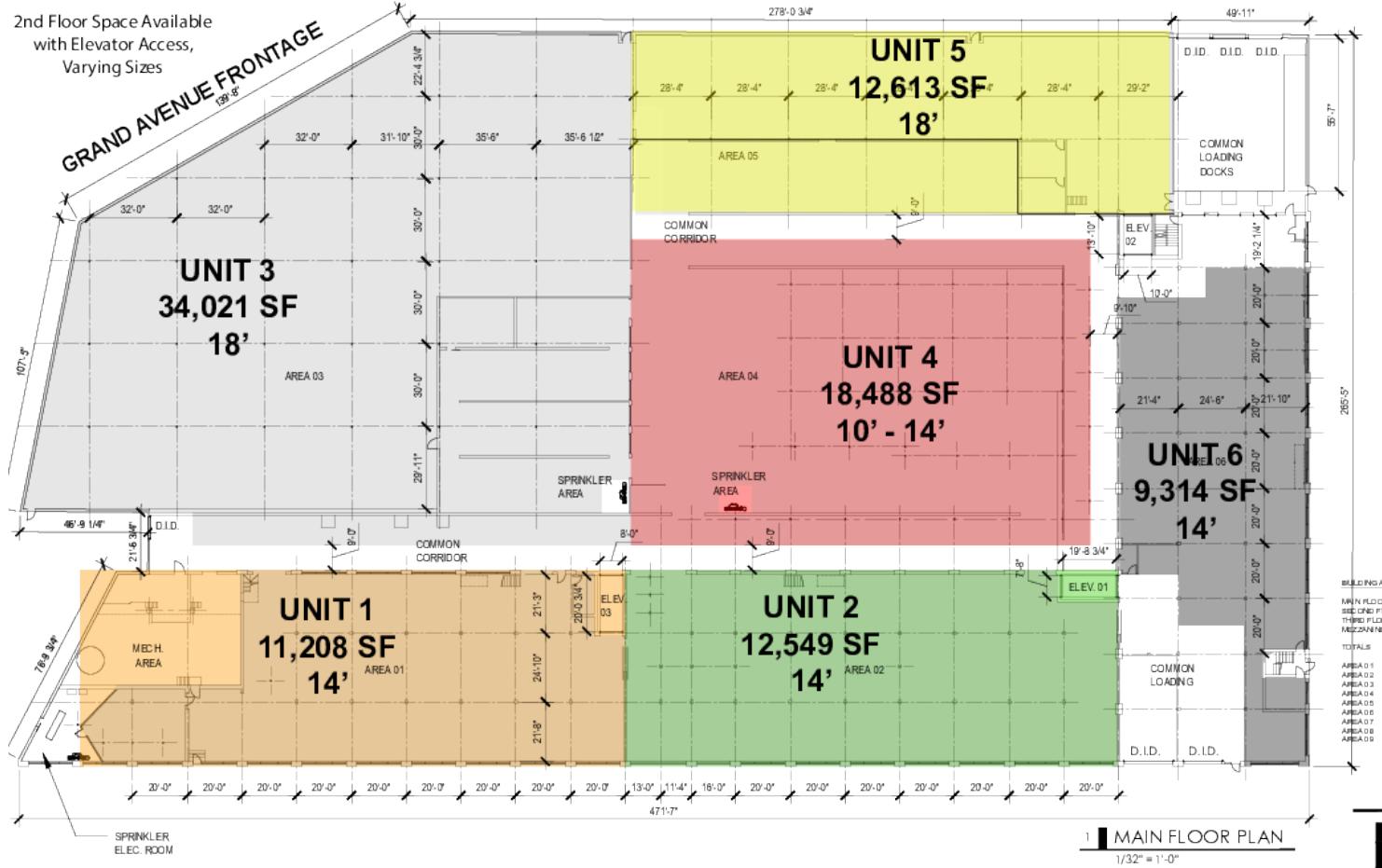
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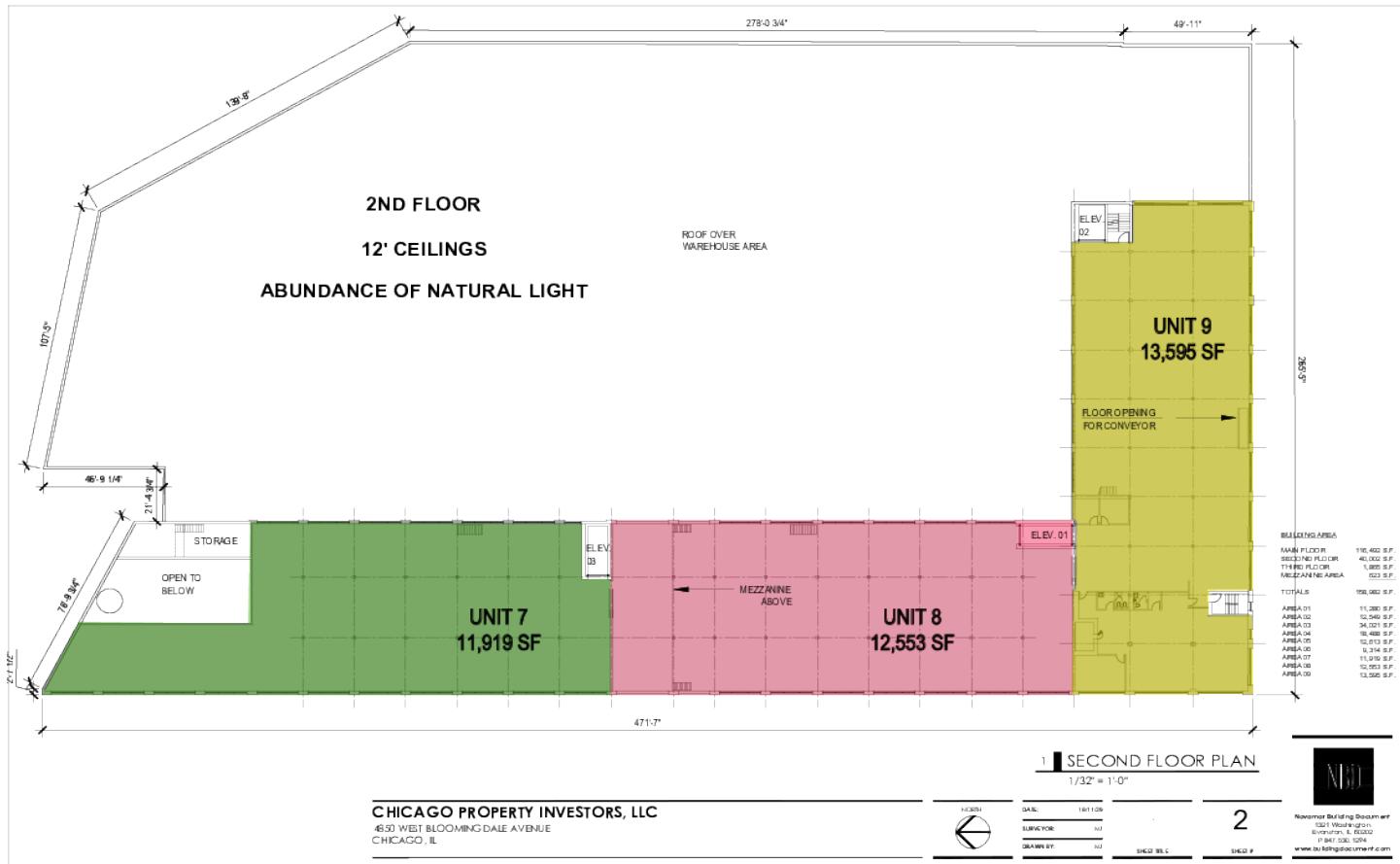
CHICAGO PROPERTY INVESTORS, LLC

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UNIT 1

- 11,208 SF
- 14' Ceilings
- Access To 2 Truck Docks
- DIDs Can Be Added
- Racking In Place
- Secure Parking Available

**UNIT 2**

- 12,549 SF
- 14' Ceilings
- Access To 2 Truck Docks
- DIDs Can Be Added
- Racking In Place
- Secure Parking Available

Additional Parking

UNITS CAN BE
COMBINED**UNIT 2****UNIT 1**

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UNITS 3 & 5

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PW
COMMERCIAL REAL ESTATE
TCN
WORLDWIDE

UNIT 3

- 34,021 SF
- 18' Ceilings
- Hard To Find 18' Clear On North Side
- Access To 3 Docks
- DIDs Can Be Added
- Racking In Place
- Heavy Off Street Parking Available

3

5

UNIT 5

- 12,613 SF
- 18' Ceilings
- Hard To Find 18' Clear On North Side
- Access To 3 Docks
- DIDs Can Be Added
- Racking In Place
- Heavy Off Street Parking Available

Additional
Parking

UNITS CAN BE
COMBINED

UNIT 3



UNIT 5



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UNITS 4 & 6

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UNIT 4

- 18,488 SF
- 10-14' Ceilings
- Access To Numerous Docks

UNIT 6

- 9,314 SF
- 14' Ceilings
- Access To Numerous Docks



UNIT 4

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