

**4850 W. BLOOMINGDALE**

Chicago, IL



## INDUSTRIAL CONDOS AVAILABLE FOR SALE

### OFFERING SUMMARY

<b>Building Size</b>	160,000 SF
<b>Available SF</b>	10,000 - 160,000 SF
<b>Office SF</b>	To Suit
<b>Lot Size</b>	3.28 acres
<b>Ceiling Height</b>	Up to 18'
<b>Loading</b>	1 Drive-in Door 5 Docks
<b>Power</b>	3600A/240V/3P
<b>Asking Price</b>	\$3,695,000
<b>Lease Rates</b>	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

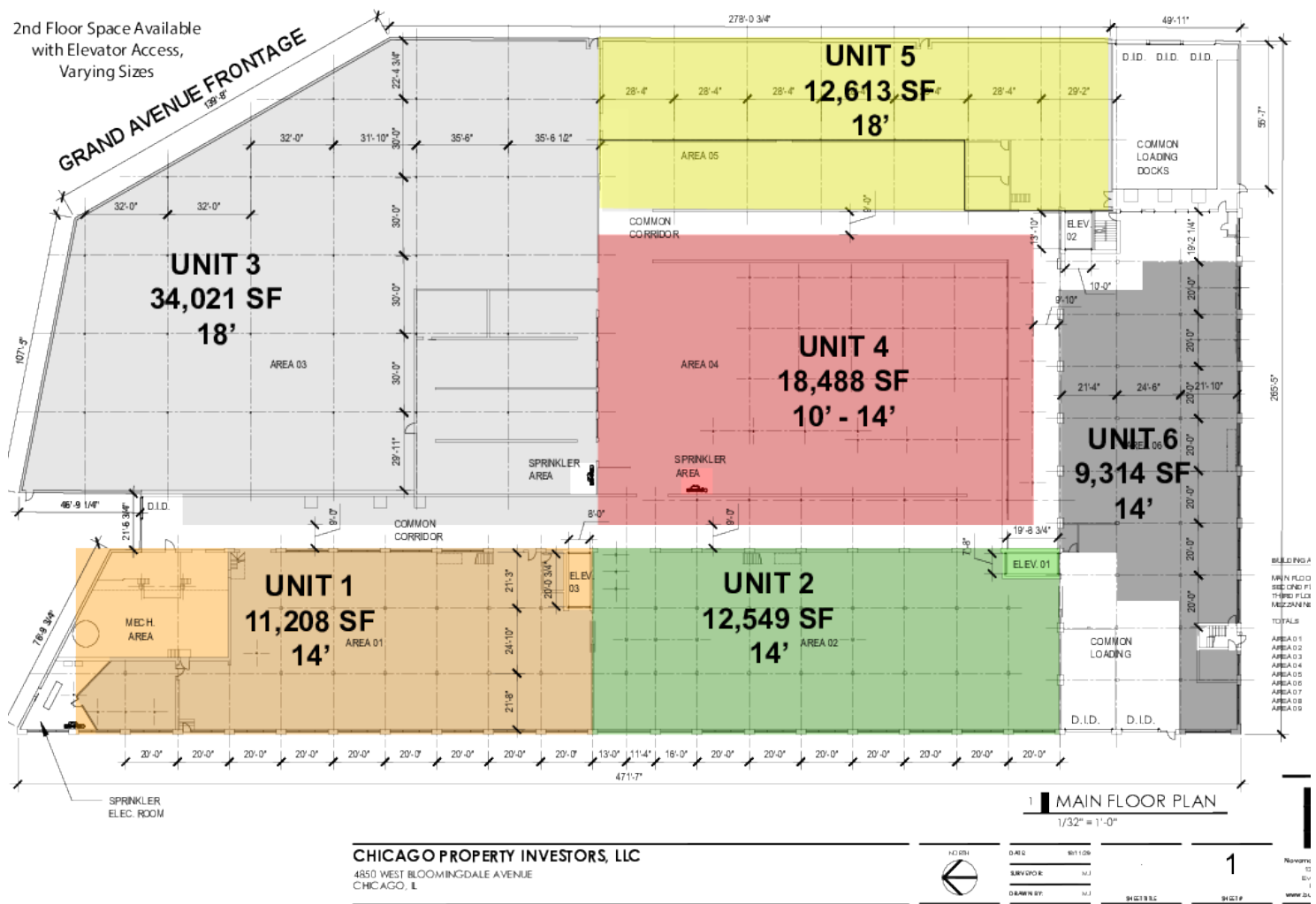
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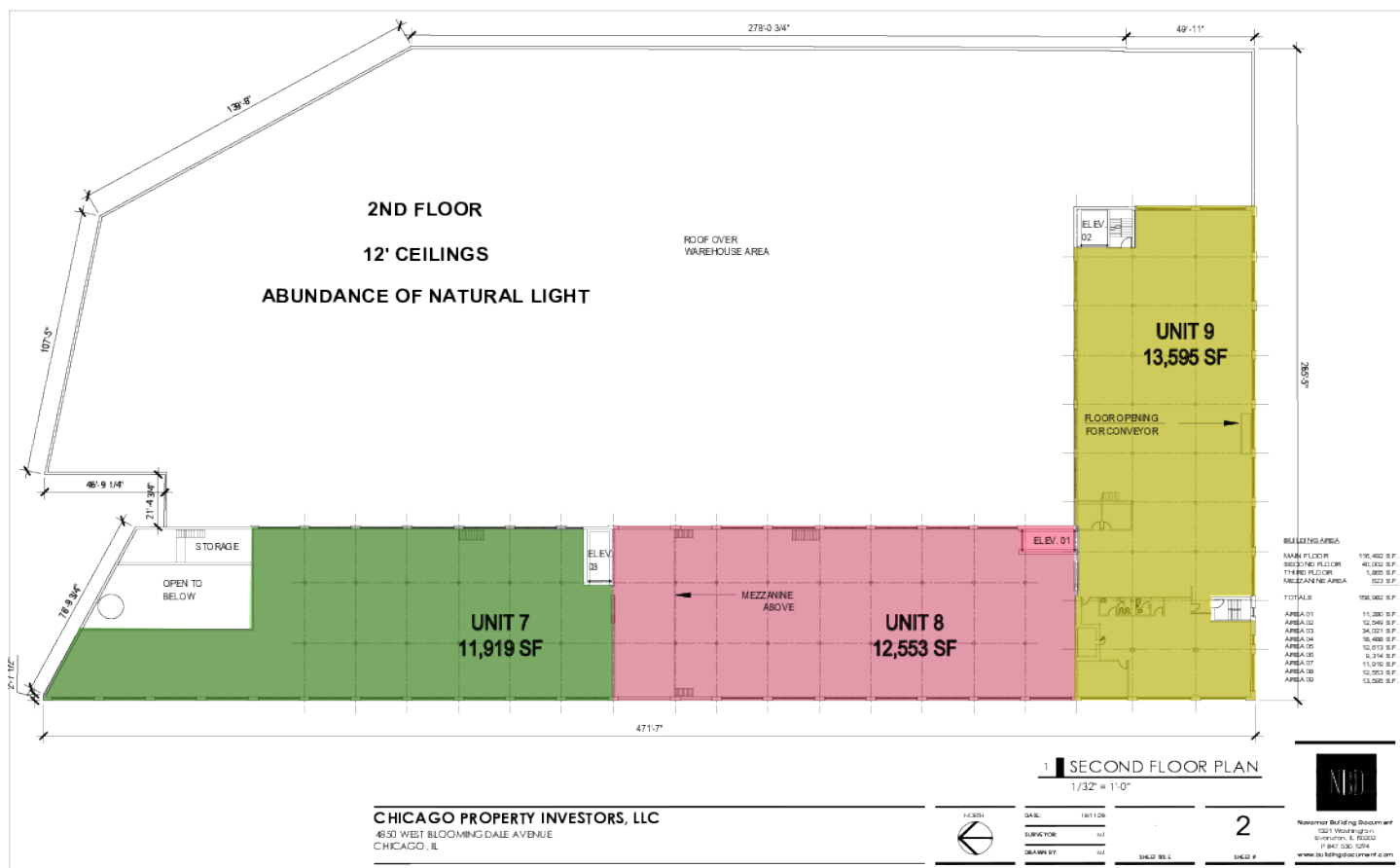
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UNITS 3 & 5

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## 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

Additional  
Parking

Dock Access

Dock  
Access



## UNIT 4

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