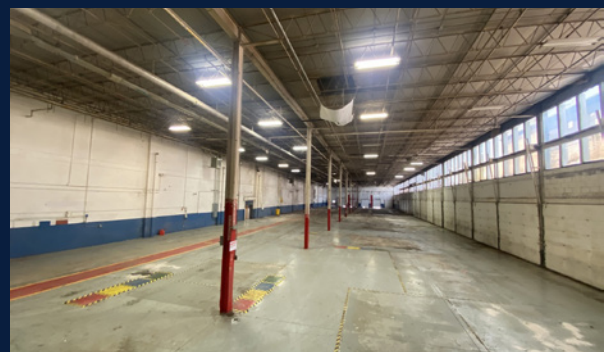


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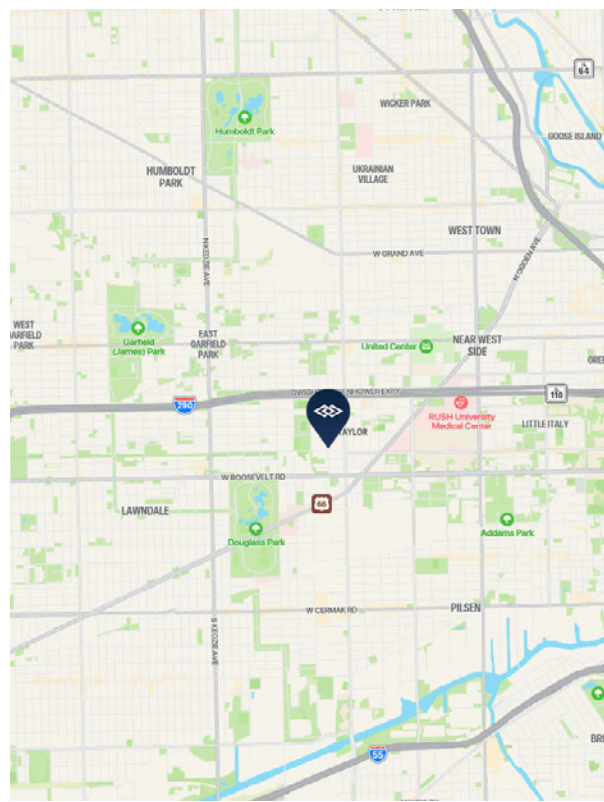


OFFERING SUMMARY

Available SF	49,500 SF
Office SF	5,750 SF
Ceiling Height	22' Clear
Loading	(8) Docks and (12) 14' x 20' DIDs
Parking	20 Surface Parking Spots
Zoning:	C3-2
RE Taxes (2022 pd 2023)	\$101,528 / \$2.05 PSF
LEASE RATE	Subject to Offer
SALE PRICE	Subject to Offer

PROPERTY HIGHLIGHTS

- **Make-ready Work in Progress**
- New Warehouse Windows
- New Overhead Doors
- Two (2) Power Services: 3700A @ 240V and 1200A @ 240V
- 5 Minutes from the Illinois Medical District
- Close Proximity to the United Center, Fulton Market and Downtown Chicago



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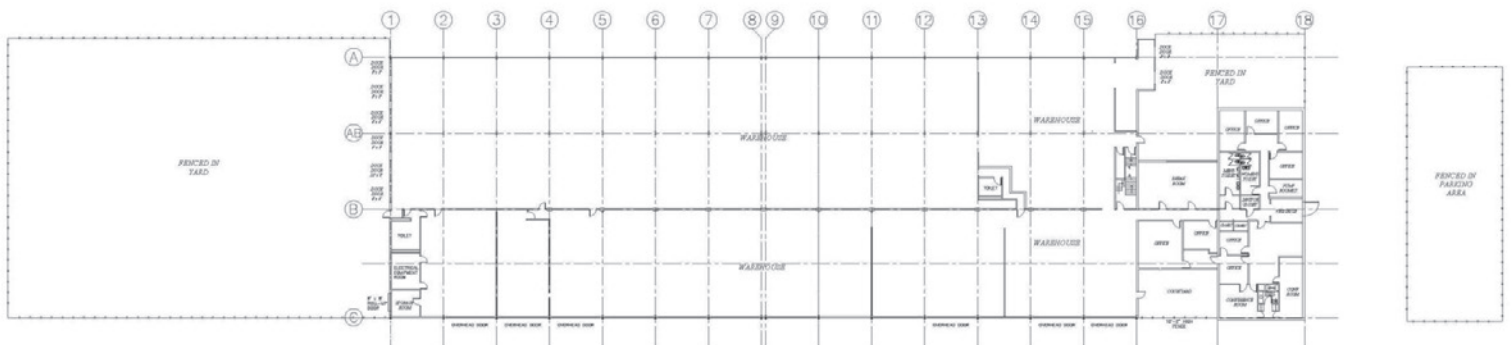


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FACILITY LAYOUT
BUILDING SQ/FT: 49,500



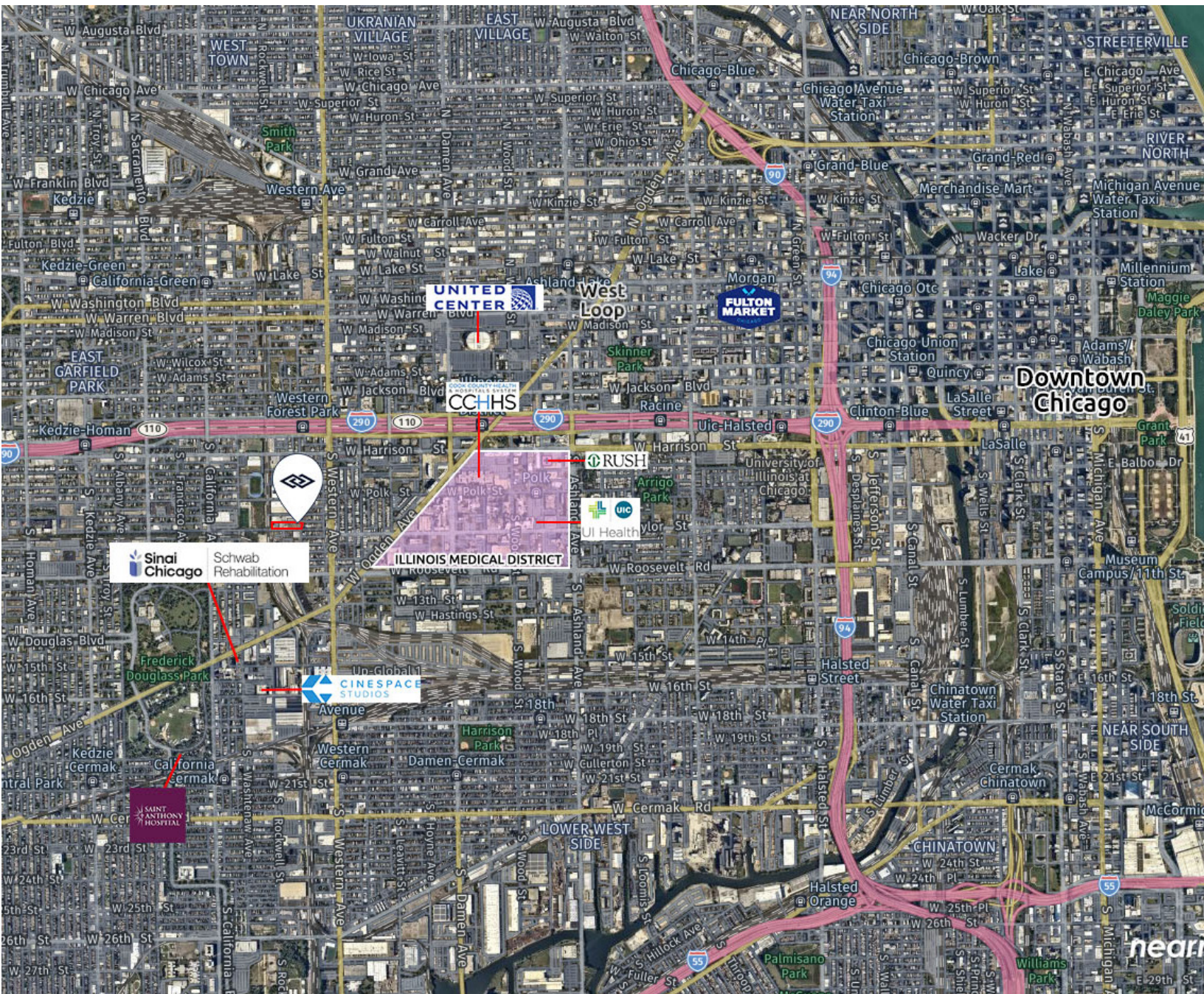
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