



20,000 - 300,000 SF AVAILABLE FOR LEASE

# 2600 W. 35TH STREET

CHICAGO, IL 60632



## PROPERTY HIGHLIGHTS

<b>Building Size:</b>	688,000 SF
<b>Space Available:</b>	20,000 - 300,000
<b>Clear Height:</b>	±16-26'
<b>Interior Docks:</b>	20
<b>Exterior Docks:</b>	24
<b>Drive-In Doors:</b>	4 (10' Clear)
<b>Parking:</b>	251 Spaces
<b>Power:</b>	2,000A/480V 3P Heavy
<b>Zoning:</b>	M2-3
<b>Lease Rate:</b>	Subject to Offer
<b>Use:</b>	Office and Industrial

## BUILDING FEATURES



Frontage on I-55



Immediate access on I-55 at California



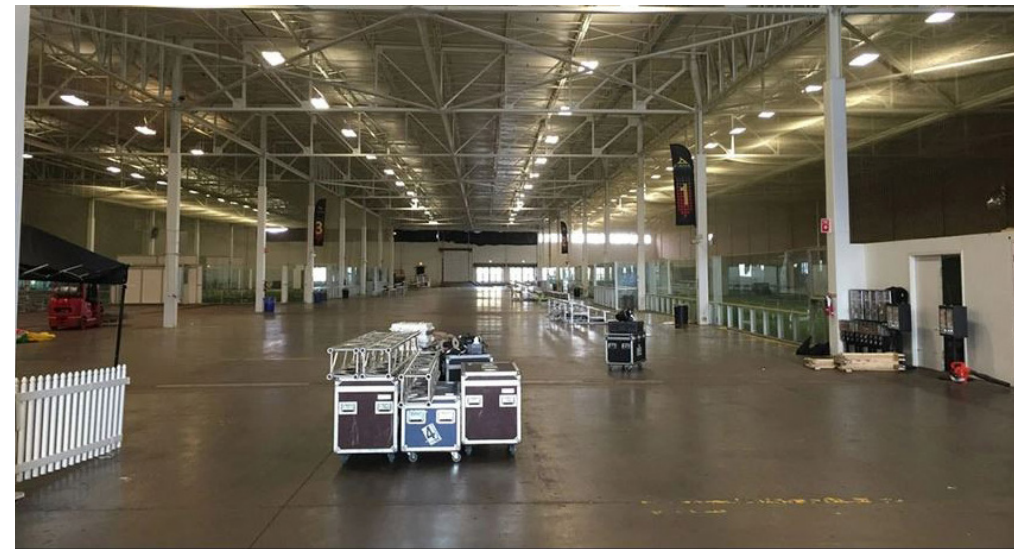
Close to Major Intermodal Yards



Abundant Labor



Large and Flexible Office Floor Plans



# SITE PLAN

## Exhibit A



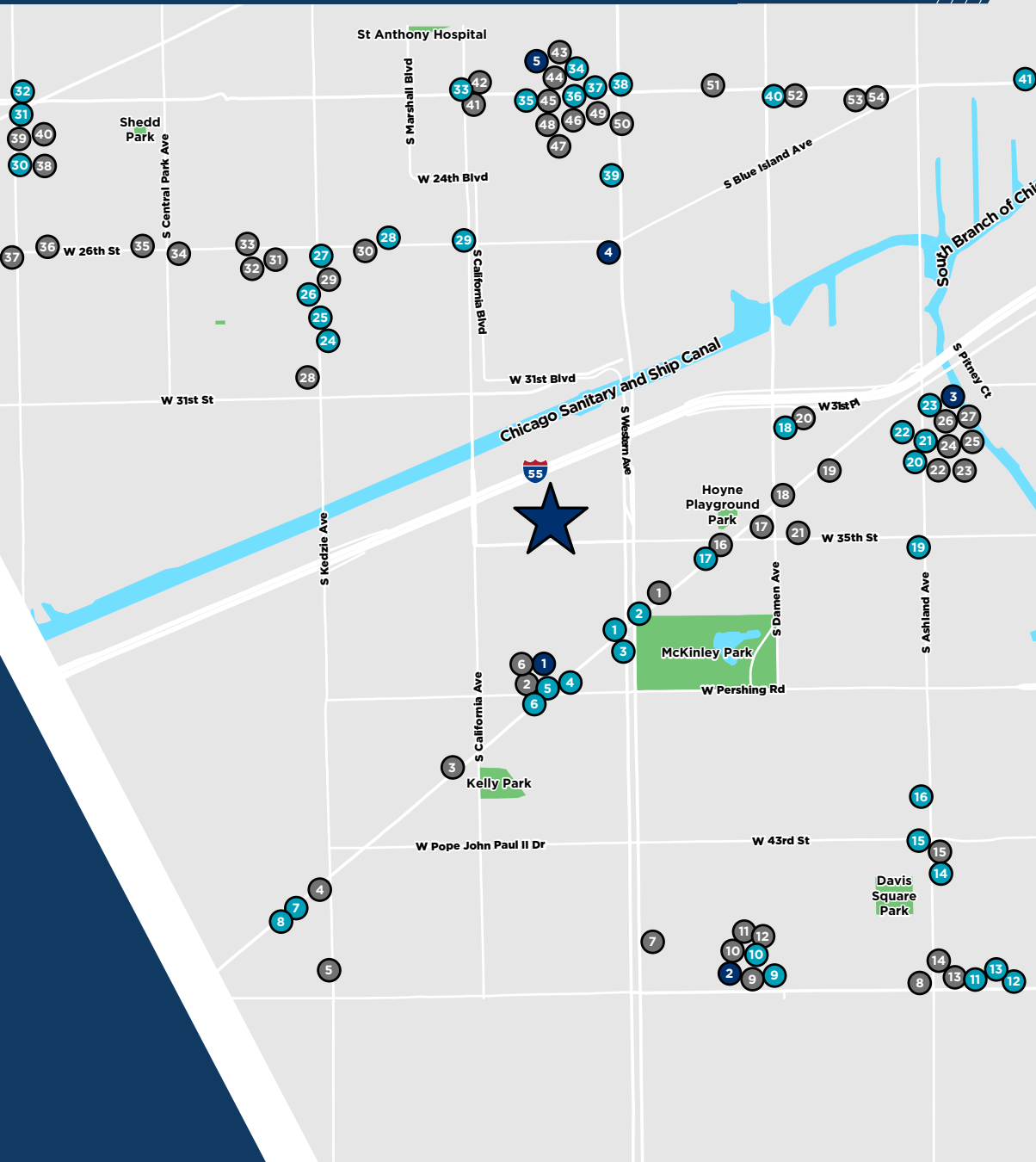


# AERIAL MAP





# AREA AMENITIES



## Restaurants

- 1 Burger King
- 2 KFC
- 3 Starbucks
- 4 McDonald's
- 5 Wendy's
- 6 Dunkin
- 7 Popeyes
- 8 Dunkin
- 9 Taco Bell
- 10 Subway
- 11 McDonald's
- 12 Popeyes
- 13 Little Caesars Pizza
- 14 Domino's Pizza
- 15 Dunkin
- 16 McDonald's
- 17 Dunkin
- 18 Starbucks
- 19 Subway
- 20 Dunkin
- 21 White Castle
- 22 Popeyes
- 23 Burger King
- 24 Subway
- 25 Dunkin
- 26 Burger King
- 27 McDonald's
- 28 Panda Express
- 29 Popeyes
- 30 Burger King
- 31 Dunkin
- 32 Subway
- 33 Church's Texas Chicken
- 34 Domino's Pizza
- 35 Little Caesars Pizza
- 36 Burger King
- 37 McDonald's
- 38 Subway
- 39 Taco Bell

- 40 Subway
- 41 Dunkin

## Retail

- 1 Jewel-Osco
- 2 Ross
- 3 AutoZone
- 4 Walgreens
- 5 T-Mobile
- 6 AT&T
- 7 The Home Depot
- 8 Walgreens
- 9 DTLR
- 10 Rainbow Shops
- 11 Forman Mills
- 12 Dollar Tree
- 13 Aldi
- 14 Dollar Tree
- 15 T-Mobile
- 16 Family Dollar
- 17 Cermak Fresh Market
- 18 Dollar Tree
- 19 AutoZone
- 20 Target
- 21 Walgreens
- 22 Dollar Tree
- 23 Party City
- 24 O'Reilly Auto Parts
- 25 Mariano's
- 26 Pet Supplies Plus
- 27 Sally Beauty
- 28 Aldi
- 29 AutoZone
- 30 Walgreens
- 31 Walgreens
- 32 Cermak Fresh Market
- 33 T-Mobile
- 34 Dollar Tree
- 35 Family Dollar
- 36 Rainbow Shops
- 37 Walgreens

- 38 Advance Auto Parts
- 39 Family Dollar
- 40 AutoZone
- 41 Ace Hardware
- 42 Dollar General
- 43 Pete's Fresh Market
- 44 Sally Beauty
- 45 O'Reilly Auto Parts
- 46 T-Mobile
- 47 Dollar Tree
- 48 Walmart
- 49 Fairplay Foods
- 50 AutoZone
- 51 Dollar Tree
- 52 Walgreens
- 53 Aldi
- 54 Cermak Fresh Market

## Fitness

- 1 Esporta Fitness
- 2 Planet Fitness
- 3 Blink Fitness
- 4 YMCA
- 5 Planet Fitness





For more information, please contact:

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