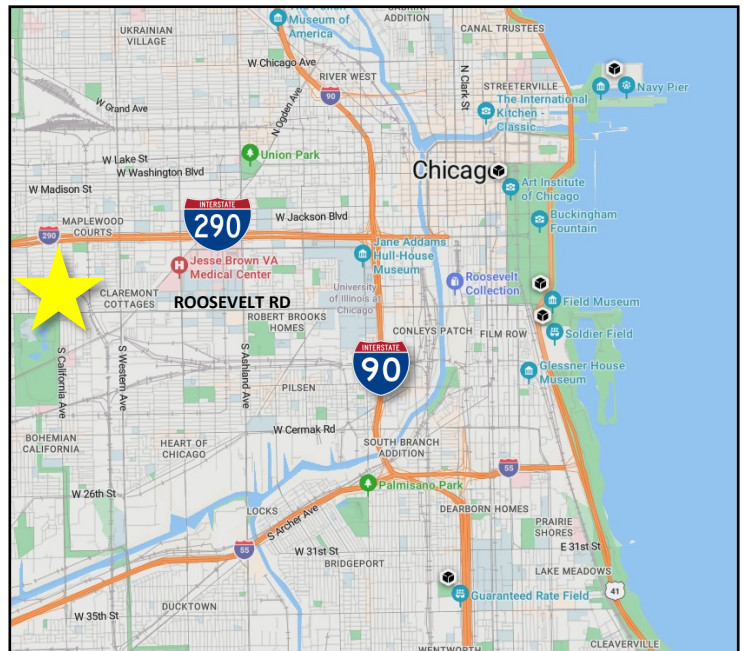


**10 MINUTES FROM DOWNTOWN CHICAGO  
±20,000 OR ±56,320 SF AVAILABLE  
\$9.95 PSF NET**



<b>Rental Rate:</b>	\$9.95 PSF Net
<b>Taxes:</b>	\$1.34 PSF
<b>OPEX:</b>	\$0.97 PSF
<b>Size:</b>	±56,320 SF Total -Or- ±20,000 SF Storage Only
<b>Docks:</b>	4 Interior
<b>Drive-In Doors:</b>	2
<b>Office:</b>	±2,000 SF
<b>Sprinklers:</b>	ESFR Sprinkler System
<b>Parking:</b>	±200
<b>Ceiling Height:</b>	25' Clear
<b>Zoning:</b>	PMD-7
<b>Possible Incentives:</b>	TIF District, 6B in place Enterprise Zone Empowerment Zone
<b>Ward:</b>	Ward 28— Alderman Jason Ervin



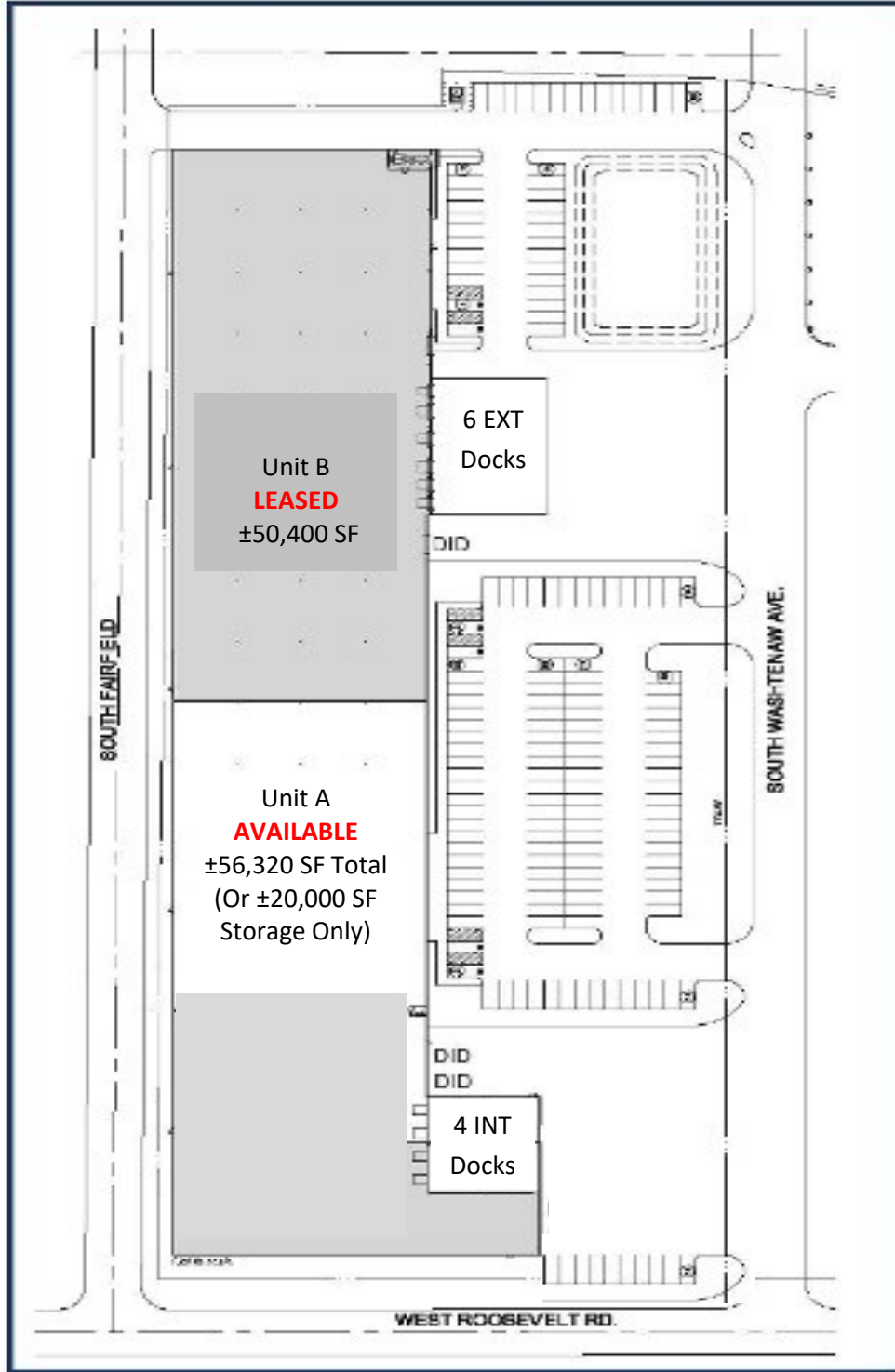
ADAM SCHNEIDERMAN, SIOR

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**STRAUSS REALTY, LTD.**  
4220 W. MONTROSE AVENUE  
CHICAGO, ILLINOIS 60641  
PHONE: 773-736-3600

Floor Plan



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Additional Photos



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