

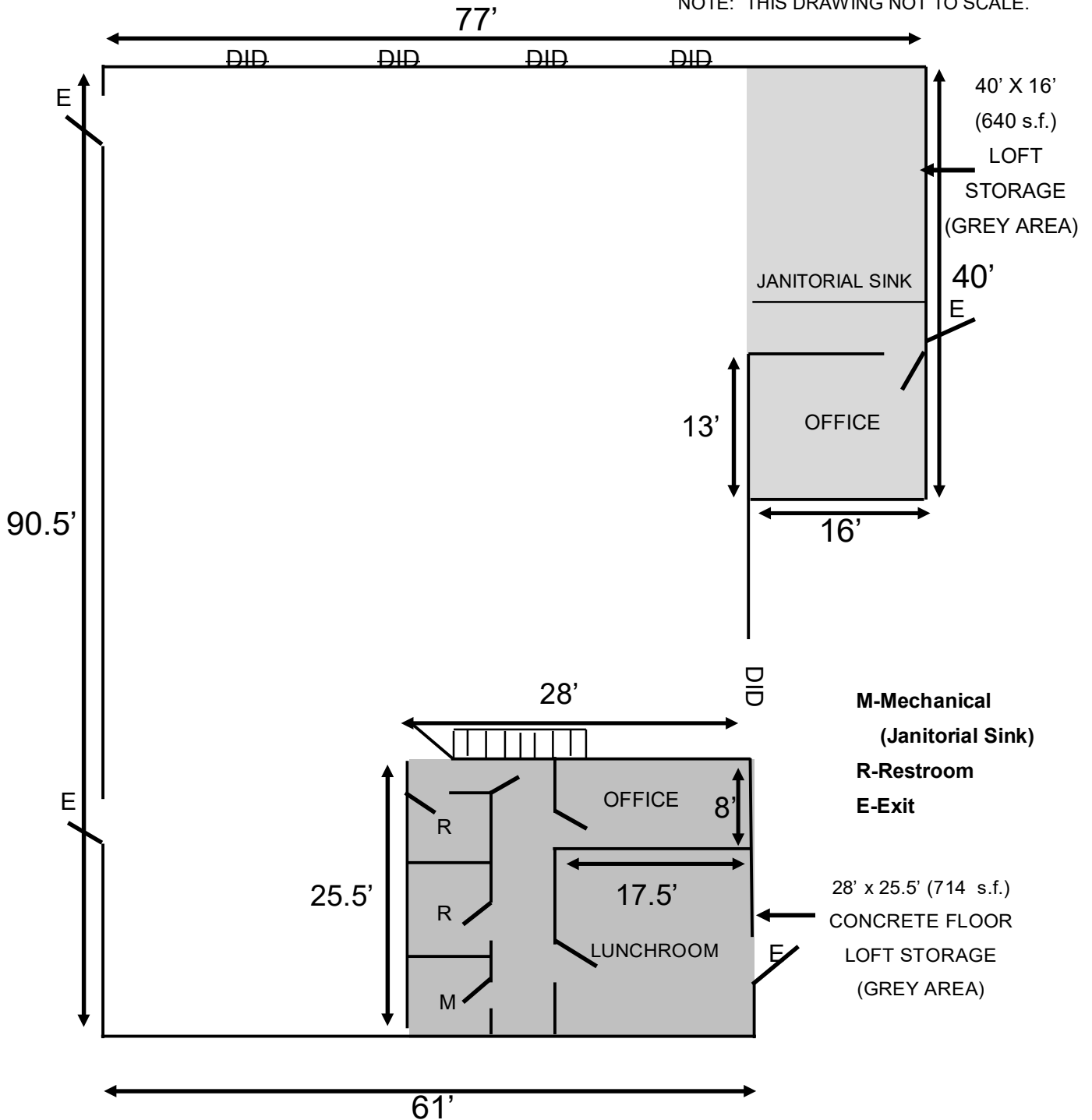
**For Lease: 6,160 S.F. Industrial Garage/Warehouse  
Units 4 & 5  
1420 & 1426 W. 38<sup>th</sup> Street, Chicago, IL 60609**



- Site Size:** Part of larger multi-tenant building.
- Office:** 922 s.f. (14.9%). West – 714 s.f. private, general office or lunchroom (counter, cabinets, Sink), 2 restrooms, central HVAC, mechanical room w/janitorial sink, epoxy floors. East – 208 s.f. private with electric heat/air conditioning, epoxy floor.
- Loading:** Five (5) 12' x 14' drive-in doors w/electric openers.
- Storage Lofts-Free Extra 1,354 Square Footage:**  
Both lofts have concrete floors with 125 p.s.f. floor load.  
West—714 s.f. access by forklift and metal staircase with landing.  
East—640 s.f. access by forklift only; no stairs.
- Ceiling Height:** 15' clear
- Power:** 400 amp—240 volt, 3-phase (two-200 amp services)
- Parking:** 17 cars in fenced, paved and secured lot that is locked each night.
- Lease Rate/Price:** \$7,000 month (\$13.64 s.f.) modified gross.
- Comments:** Trench type floor drains with triple basin sewer system; good natural light with 8 skylights and 6-3' x 3' high located wall windows; 1 ceiling air exhaust fan, 2 wall mount exhaust fans with louvered air intake vents; 3 natural gas fired unit heaters (shop) with 4 ceiling fans; extensive airline distribution; 400 watt metal halide lighting; locking security gates at each drive-in door for fresh air; T-8 fluorescent lighting; Comcast and AT&T internet available.

**For Lease: 6,160 S.F. Total**  
 1420 W. 38th Street, Chicago, IL 60609  
 Unit 5—3,080 S.F.  
 1426 W. 38th Street, Chicago, IL 60609  
 Unit 4—3,080 S.F.

NOTE: THIS DRAWING NOT TO SCALE.



The Polivka Group, LLC Andrew Polivka Direct: 630-564-0017 apolivka@thepolivkagroup.com

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