

4703 W. ARTHINGTON STREET CHICAGO, ILLINOIS

WAREHOUSE WITH OUTDOOR STORAGE FOR SALE



cawley

STEVAN ARANDJELOVIC

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Principal

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DETAILS

Total Building Size:	± 10,000 Sq. Ft.
First Floor Warehouse / Shop:	± 8,300 Sq. Ft.
Second Floor Office Area:	± 1,300 Sq. Ft.
Total Land Size:	± 25,265 Sq. Ft.
Loading:	3 Drive-In Doors
Outside Area:	± 16,965 Sq. Ft.
Ceiling Heights:	15'-22' Clear
Power:	600 Amps, 3-Phase
Zoning:	M1
Alderman:	Monique L. Scott 24 th Ward
RE Taxes:	\$2.36 per Sq. Ft.
Sale Price:	\$745,000

Roosevelt/Cicero Industrial Corridor

The Roosevelt/Cicero Industrial Corridor is one of the City of Chicago's twenty-six (26) Designated Industrial Corridors. 4703 W. Arthington is in the northern portion of this Industrial Corridor.

Properties within this corridor benefit from being near:

- Public transportation: CTA Blue Line train and CTA bus lines.
- Three (3) expressways: I-290 (Eisenhower), I-90 (Dan Ryan), & I-55 (Stevenson).
- Three (3) intermodal rail yards.
- Midway International Airport.
- Deep labor pool: 29,000+ blue collar & 46,000+ white collar employees.
- 6,900+ businesses

DRIVE TIMES:

S. Cicero Avenue & I-290 Interchange:	1 MINUTE
I-290 & I-90 Interchange:	8 MINUTES
S. Cicero Avenue & I-55 Interchange:	12 MINUTES
BNSF Cicero Intermodal Facility:	9 MINUTES
Union Pacific - 414 N. Sacramento:	11 MINUTES
Union Pacific - 1425 S. Western:	14 MINUTES
Downtown Chicago:	15 MINUTES
Midway International Airport:	18 MINUTES





INTERSTATE
290



CICERO AVENUE

S. KILPATRICK AVENUE

4703 W.
ARTHINGTON
STREET

W. ARTHINGTON STREET

Location Analysis

3 MILE DEMOGRAPHICS

393,950

POPULATION



6,926

TOTAL BUSINESSES



358

MANUFACTURING
BUSINESSES



410

RESTAURANTS

98,180

TOTAL EMPLOYEES



EMPLOYMENT



47%

WHITE COLLAR

30%

BLUE COLLAR

SERVICES

23%

Source: ESRI

5 MILE DEMOGRAPHICS

1,002,839

POPULATION



24,370

TOTAL BUSINESSES



1,021

MANUFACTURING
BUSINESSES



500

RESTAURANTS

364,457

TOTAL EMPLOYEES



EMPLOYMENT



60%

WHITE COLLAR

22%

BLUE COLLAR

18%

SERVICES

Source: ESRI



398,954 SF INDUSTRIAL BUILDING DUE IN Q2 2024



5000 BUILDING INDUSTRIAL CAMPUS

SUNGATE INDUSTRIAL PARK



4703 W. ARTHINGTON STREET



Service in hours. Not days. ABC



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