

MULTI-TENANT INDUSTRIAL BUILDING FOR LEASE

4249 W. DIVERSEY AVE.
CHICAGO, IL 60639

MARC HALE

Associate

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ALI NIX

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970 N Oaklawn Avenue, Suite 100
Elmhurst, IL 60126

P: 630-782-9520 | darwinpw.com

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PROPERTY SPECIFICATIONS

Building Size: ± 61,000 SF
Available SF: ± 1,127 - 36,892 SF
Lot Size: 1.84 Acres
Ceiling Height: 14' - 23'
Power: 1,200a/277 - 480v
3p Heavy
Loading: 6 Ext. Docks
Lease Rate: STO

PROPERTY HIGHLIGHTS

- Rare urban opportunity at the edge of the rapidly expanding West Logan Square neighborhood.
- Zoned M1-1
- 2 miles west of the Kennedy Expressway (I-90).
- Located on Diversey Ave. between heavily traveled Cicero Ave. & Pulaski Rd
- 0.7 miles to Metra Healy Station.
- 100 car, fenced parking lot on the corner of Diversey Ave and Lowell Ave



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DOWNTOWN CHICAGO



W Diversey Ave

N Kildare Ave

N Kildare Ave

W Diversey Ave

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REALTY



RETAIL/SHOWROOM FRONTAGE



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N Tripp Ave

W Diversey Ave

W Diversey Ave

4249 W Diversey Ave

N Kildare Ave

N Kildare Ave

N Kildare Ave

W Diversey Ave

Car Parking for ± 100

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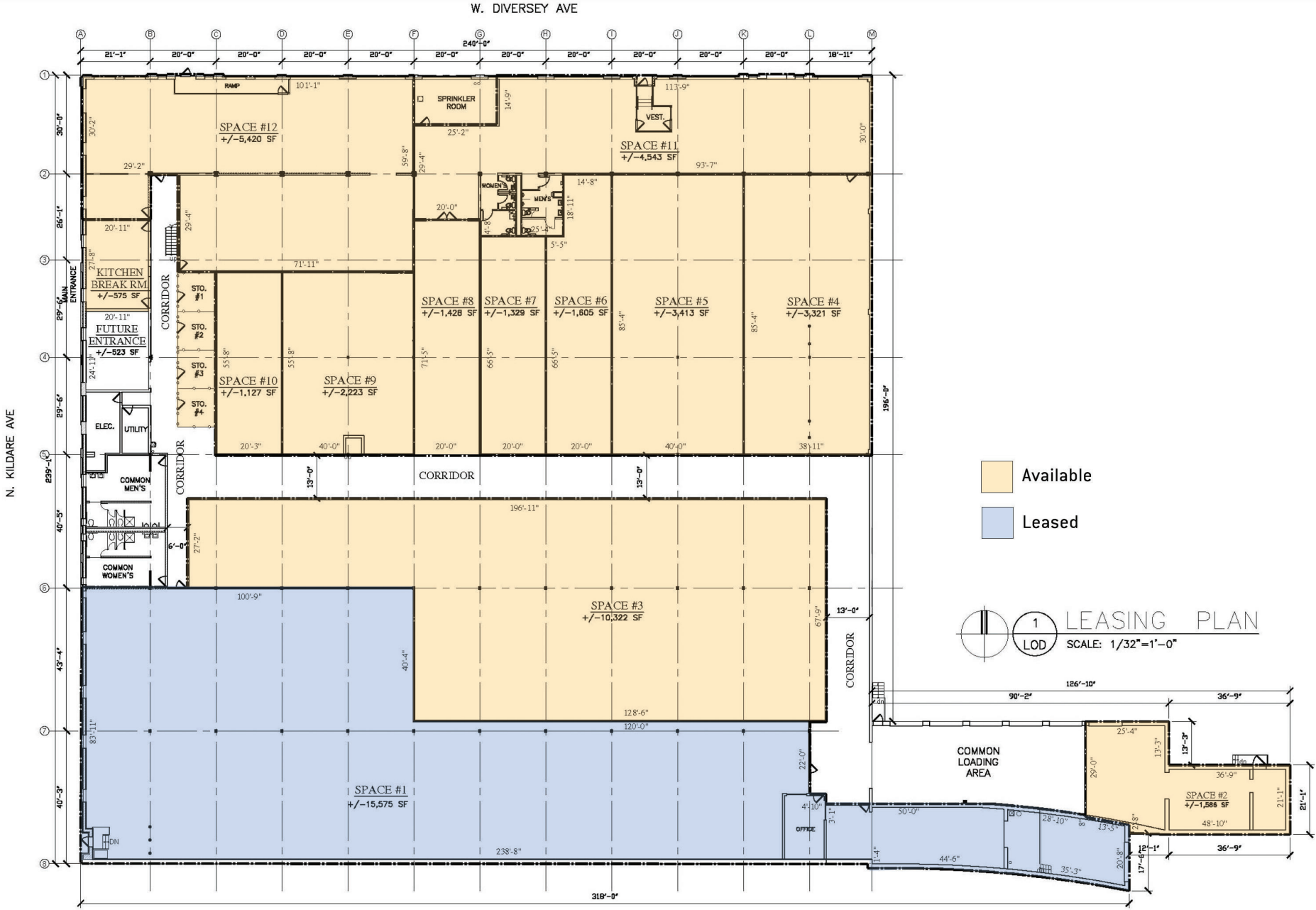
6 EXTERIOR DOCKS

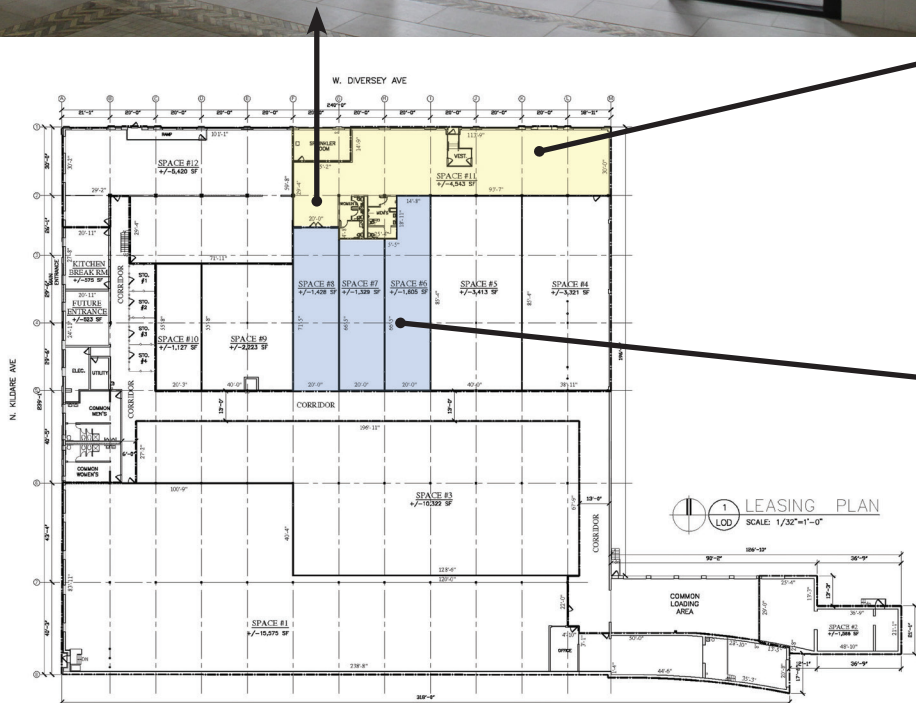


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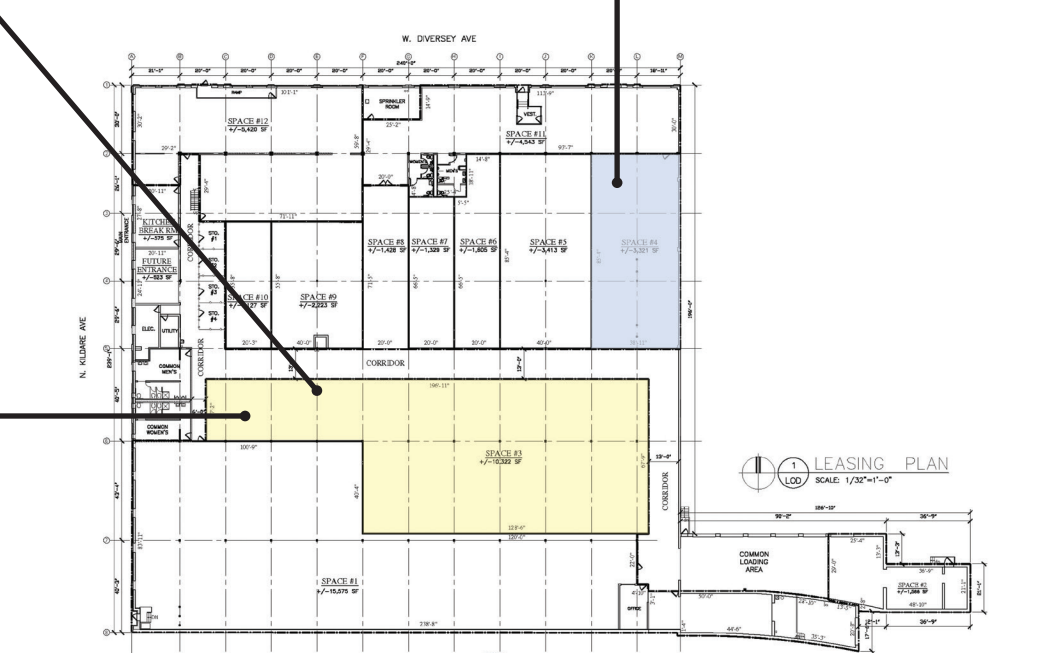
Flexible Space Sizes Available from 1,127 SF up to 36,892 SF





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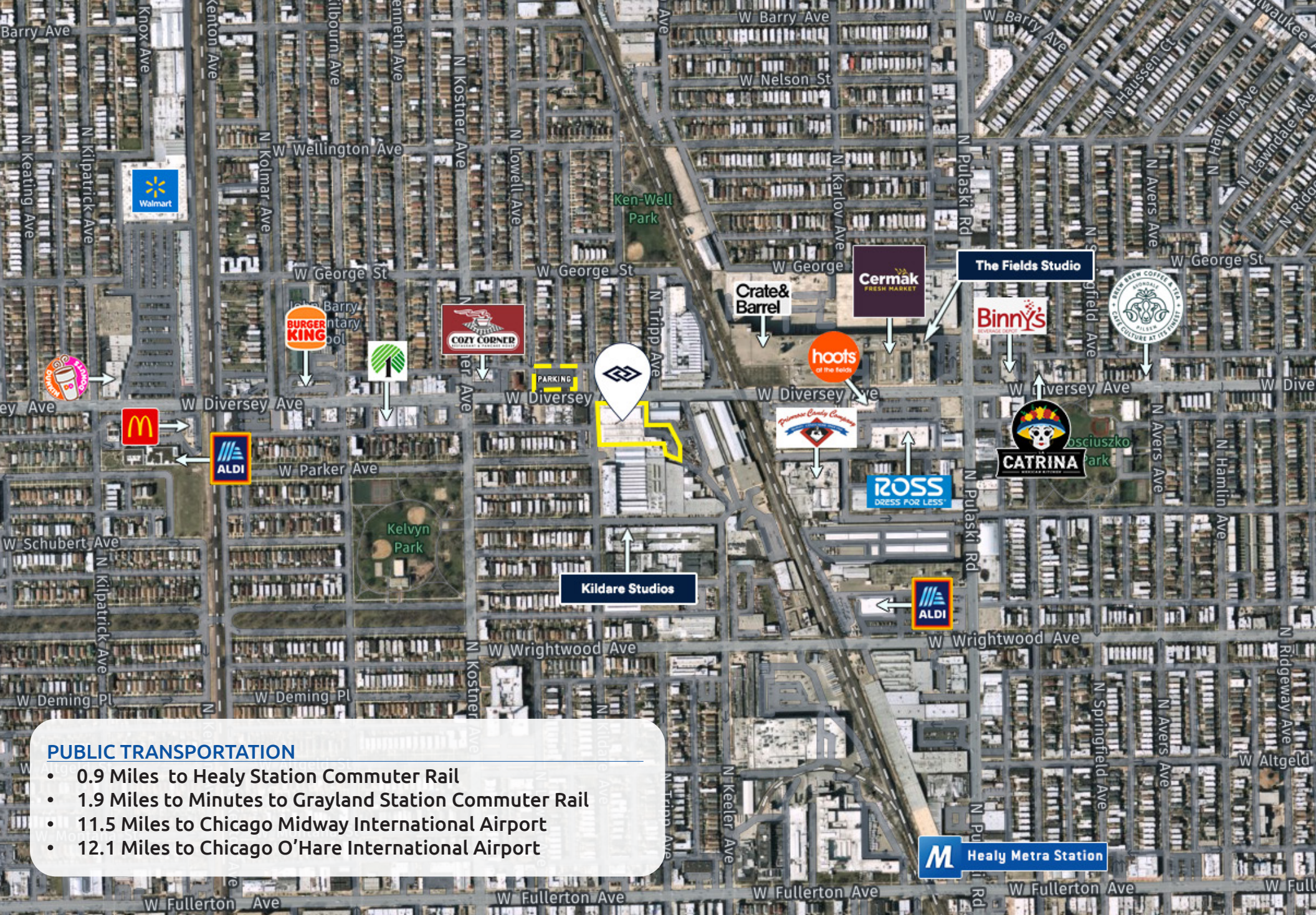
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PUBLIC TRANSPORTATION

- 0.9 Miles to Healy Station Commuter Rail
- 1.9 Miles to Minutes to Grayland Station Commuter Rail
- 11.5 Miles to Chicago Midway International Airport
- 12.1 Miles to Chicago O'Hare International Airport

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