

AVAILABLE FOR SALE AND LEASE

4025-4039 S WESTERN BLVD., CHICAGO, IL 60609



OFFERING SUMMARY

Building Size	40,000 SF
Available	24,936 SF (Divisible)
Lot Size	1.58 Acres
Ceiling Height	12' - 16' 6"
Loading	1 drive-in door
Parking	30 surface parking spots
Sale Price	Subject to Offer
Lease Rate	Subject to Offer

PROPERTY HIGHLIGHTS

- Fully air conditioned warehouse space
- Floor drains
- Large parking lot
- Income producing property
- Excellent expressway access to I-55 and I-90/94
- Nicely built-out office space
- Frontage along Western Avenue
- Ability to add an additional drive-in door

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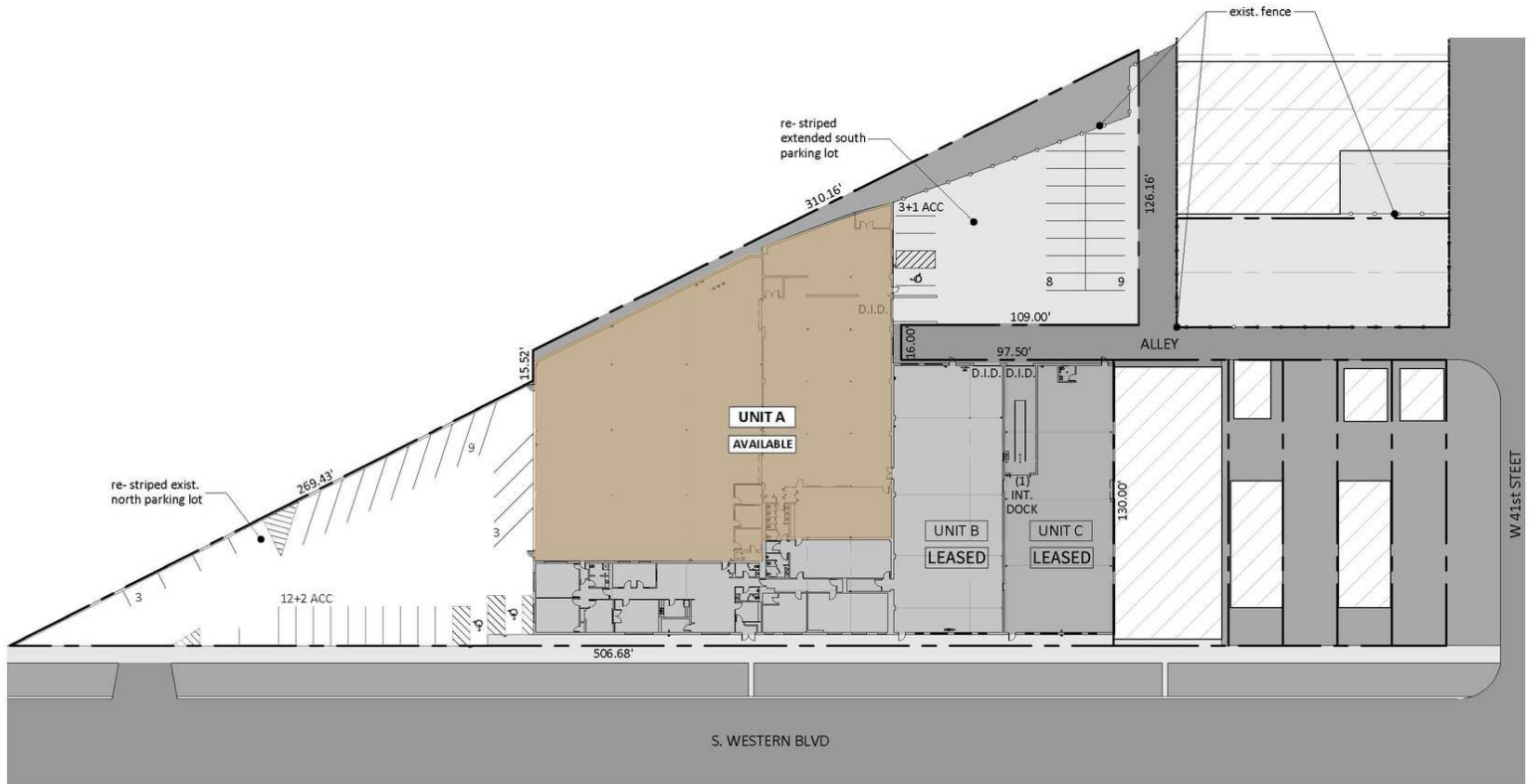


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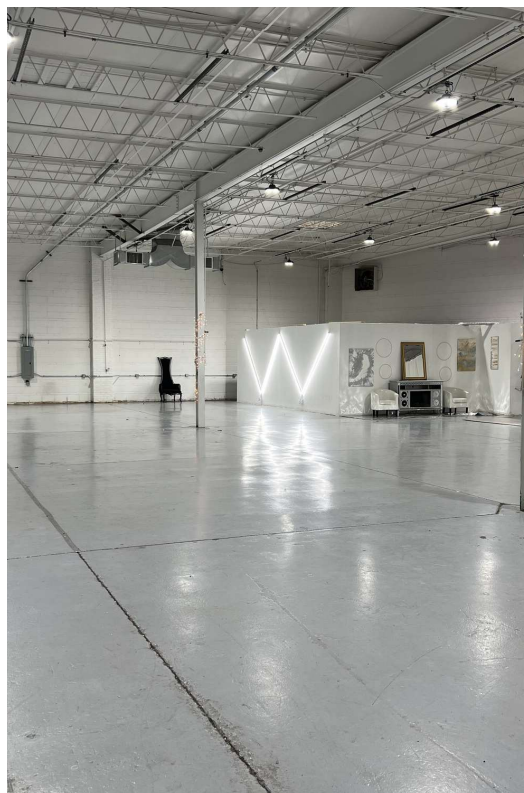


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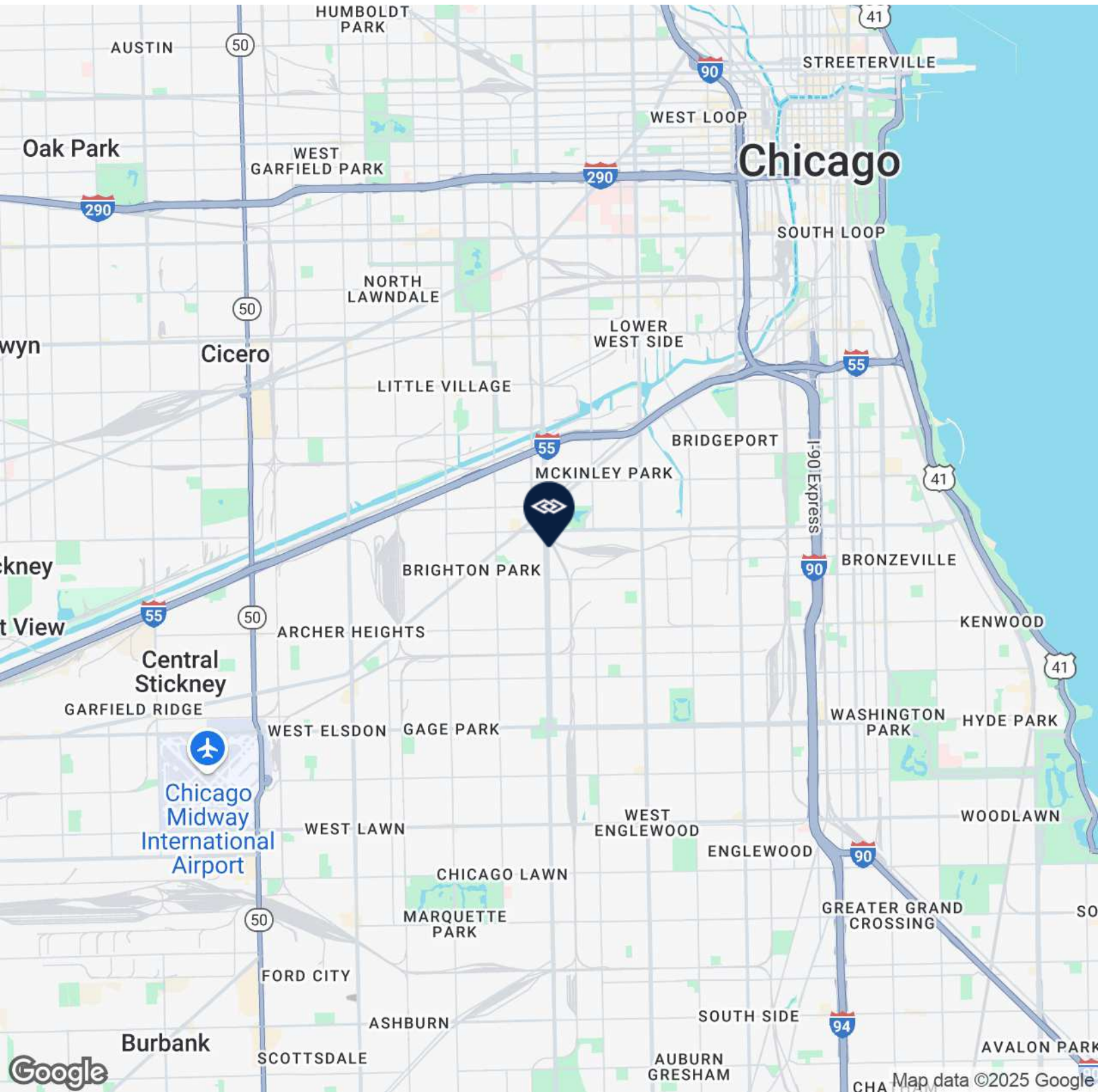


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R E A L T Y



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Submitted subject to error, change in status, or withdrawal without notice.