

FOR SALE OR LEASE

HEAVY INDUSTRIAL FACILITY WITH IN-PLACE INCOME

5301-23 S. WESTERN AVENUE | CHICAGO, IL








Specifications

Total Building Area:	308,000 SF
Total Land Area:	8.32 Acres
Available for Lease:	96,070 SF
Office Area:	2,500 SF
Loading:	4 Exterior Docks 4 Drive-In Doors
Ceiling Heights:	12' Clear (47%) & 32' Clear (53%)
Power:	Heavy 3-Phase
Sprinklers:	Wet System
Parking:	100+ Spots
Zoning:	M2 Manufacturing
Alderman:	Raymond A. Lopez, 15th Ward
In-Place Gross Income:	\$853,000 Per Year
RE Taxes (2023, paid in 2024):	\$308,042 = \$1.00 PSF

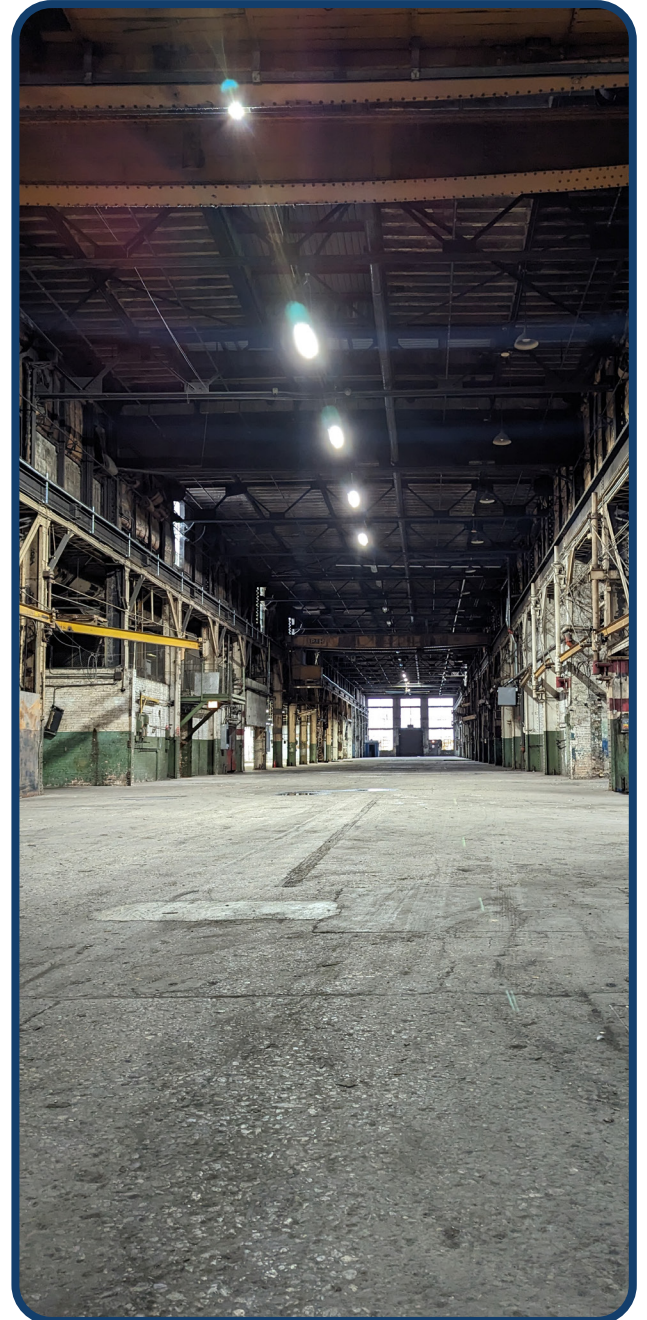
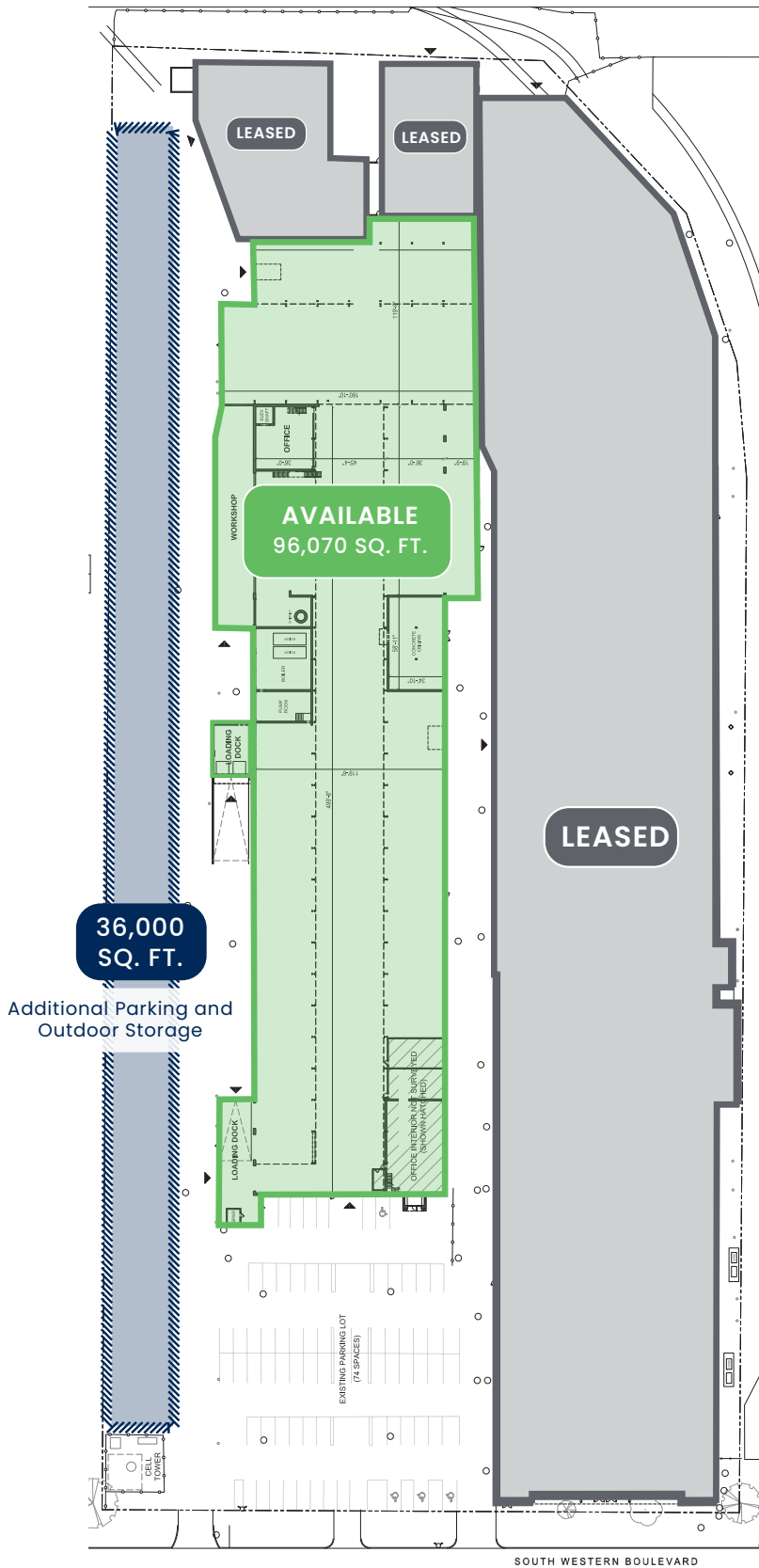
Pricing

Lease Rate:	\$5.95 PSF Modified Gross
Sale Price:	\$11,250,000

Highlights

-  Cheapest lease option on the Market!
-  Over \$850,000 of Gross Annual Income
-  Excellent availability of public transit
 - CTA Bus – immediately next to property
 - CTA Orange Line – within a 10-minute walk
-  Spaces work well for heavy industrial users and warehouse users alike
-  Motivated ownership – willing to lease or sell!

Floor Plan



Interior