



\$5.95/SF MG

+/-90,000 SF

For Sale/Lease

5301 S. Western Blvd.  
Chicago, Illinois

One Oakbrook Terrace  
Suite 400  
Oakbrook Terrace, Illinois 60181  
+1 630 932 1234

[hiffman.com](http://hiffman.com)

### PROPERTY HIGHLIGHTS

- Building Size: 249,000 SF
- Available Size: +/-90,000 SF  
(Divisible to 70,000 & 20,000 SF)
- Income in place - **inquire for financials**
- Zoning: M2-2
- 2024 Real Estate Taxes: \$170,900.58 (\$1.78/SF)
- Ward/Alderman: 27th / Stephanie Coleman
- Lease Rate: \$5.95/SF Modified Gross
- Sale Price: Subject to Offer

### Contact

Alex Sutterer  
+1 630 693 0644  
[asutterer@hiffman.com](mailto:asutterer@hiffman.com)

Joe Bronson  
+1 630 317 0725  
[jbronson@hiffman.com](mailto:jbronson@hiffman.com)

Pat Clifford  
+1 630 317 0753  
[pclifford@hiffman.com](mailto:pclifford@hiffman.com)



+/-90,000 SF AVAILABLE  
FOR SALE/LEASE



14' CLEAR  
32' CLEAR



100+ AUTO  
PARKING SPACES



4 EXTERIOR DOCKS  
2 DRIVE-IN DOORS

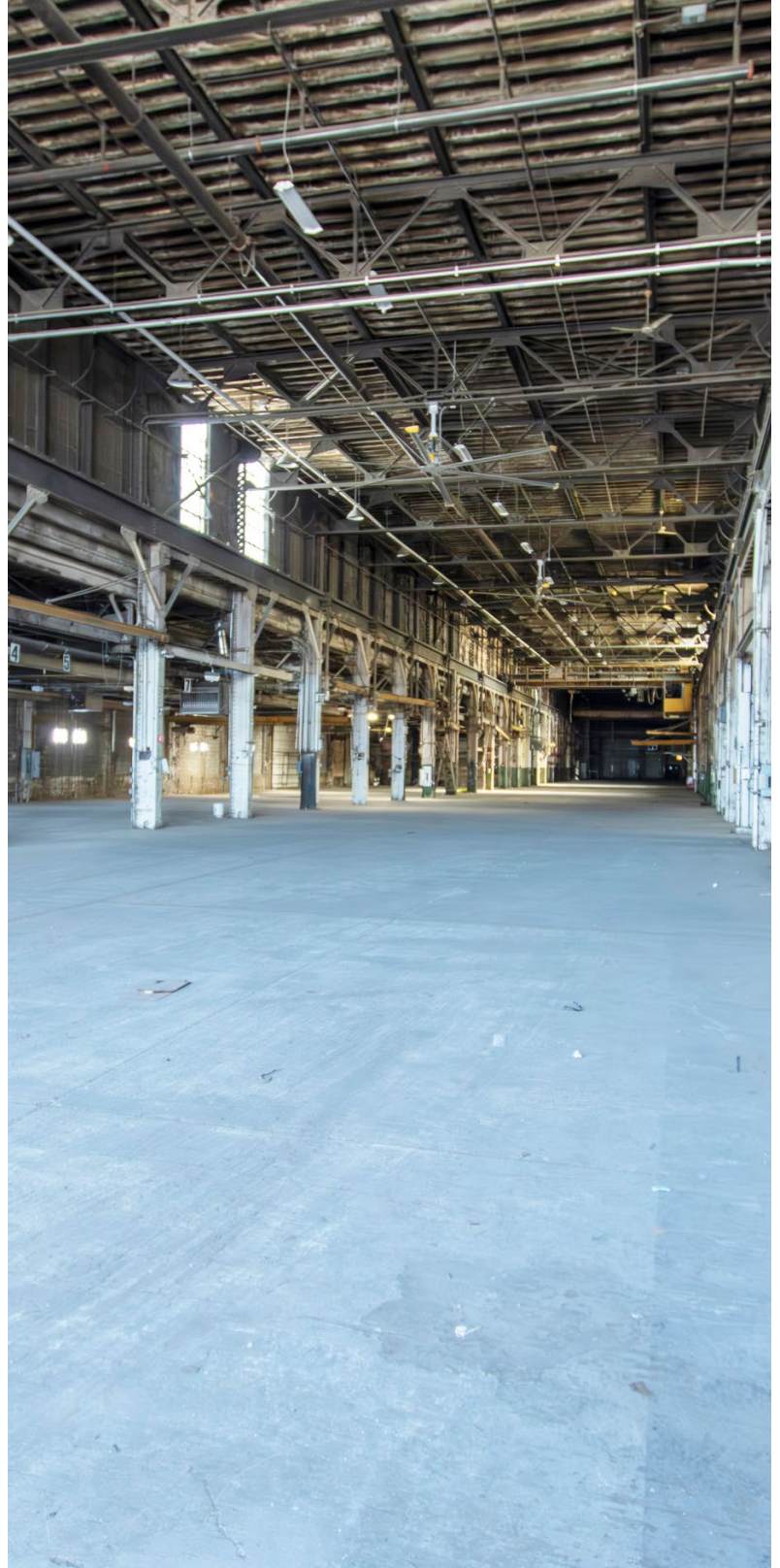
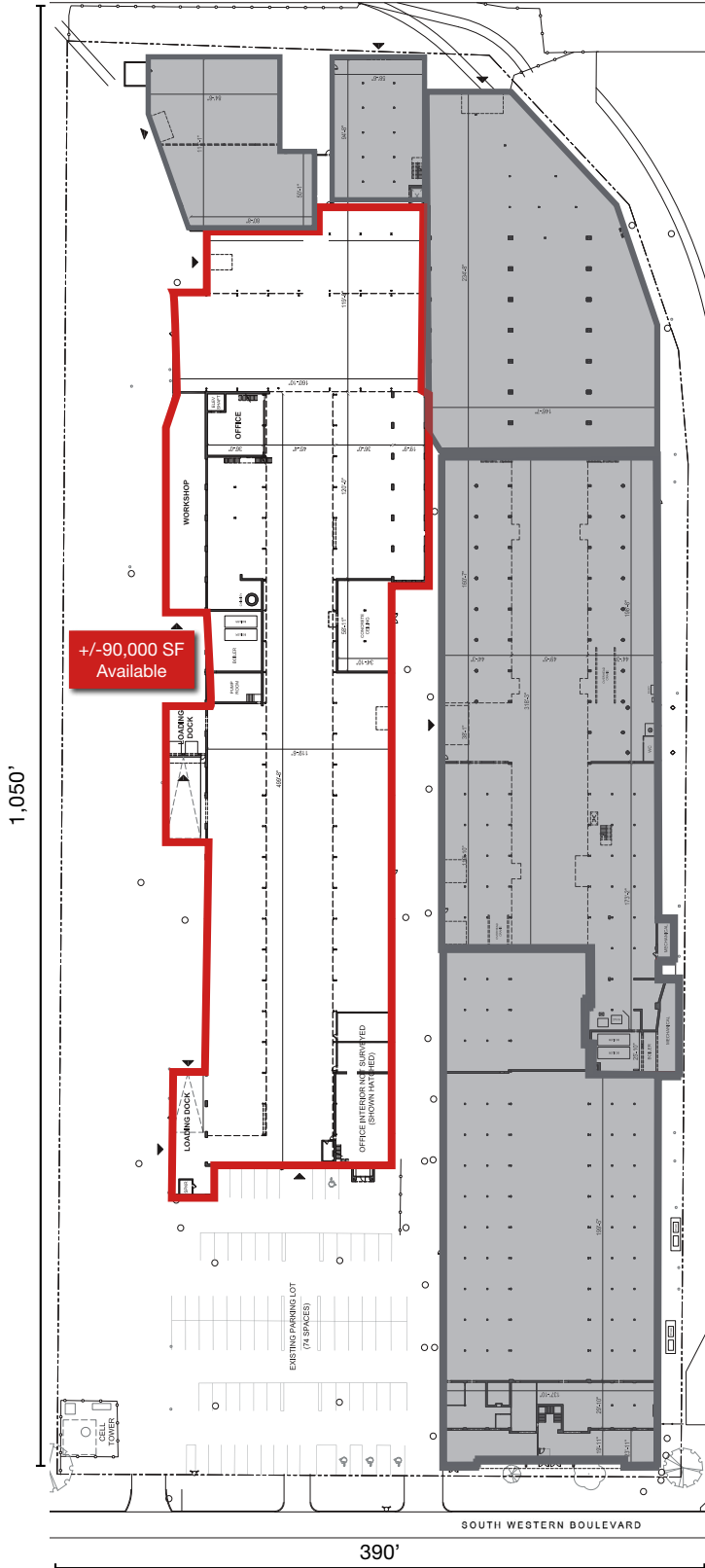


HEAVY POWER  
3-PHASE



8.32 LAND  
SITE

# FLOOR PLAN



## INTERIOR AND EXTERIOR PHOTOS



## LOCATION

+/-90,000 SF  
Available  
For Sale or  
Lease

