

# FOR SALE OR LEASE

## MULTI-BUILDING INDUSTRIAL CAMPUS



**4800-4850 S. KILBOURN AVENUE | CHICAGO, IL**

### Property Specifications

<b>Total Building Area:</b>	± 237,694 SF
4800 S. Kilbourn:	± 101,699 SF
4850 S. Kilbourn:	± 129,797 SF
Garage Building:	± 6,198 SF
<b>Office Area:</b>	± 5,500 SF
<b>Total Land Area:</b>	± 8.58 Acres
<b>Construction:</b>	Masonry & Steel
<b>Year Built:</b>	1961
<b>Electrical Power:</b>	± 5,500 Amps, 277 & 480 Volts
<b>Ceiling Height:</b>	14' - 41' Clear
<b>Overhead Bridge Cranes:</b>	4 Total
4800 S. Kilbourn:	(2) 15-Ton & (1) 12 ½-Ton
4850 S. Kilbourn:	(1) 3-Ton
<b>Total Loading:</b>	12 Int. Docks, 3 Short-Truck Docks, & 8 DIDs
4800 S. Kilbourn:	4 Int. Docks & 2 DIDs
4850 S. Kilbourn:	8 Int. Docks, 3 Short-Truck Docks, & 5 DIDs
<b>Garage Building:</b>	1 DID

<b>Off-Street Parking:</b>	± 154 Spaces
<b>Zoning:</b>	M1 - Manufacturing
<b>PINs:</b>	19-10-104-022-0000 19-10-104-026-0000 19-10-104-027-0000
<b>Alderman   Ward:</b>	Jeylu B. Gutierrez 14 <sup>th</sup> Ward
<b>Available For Lease:</b>	± 28,000 - 202,510 SF
4800 S. Kilbourn:	± 101,699 SF
4850 S. Kilbourn:	± 28,000 - 94,613 SF
Garage Building:	± 6,198 SF
<b>Lease Rate:</b>	\$5.75 per SF Net
<b>RE Taxes (2023):</b>	\$1.32 per SF = \$313,588
<b>CAM &amp; Insurance:</b>	\$0.51 per SF
<b>Sale Price:</b>	Subject to Offer



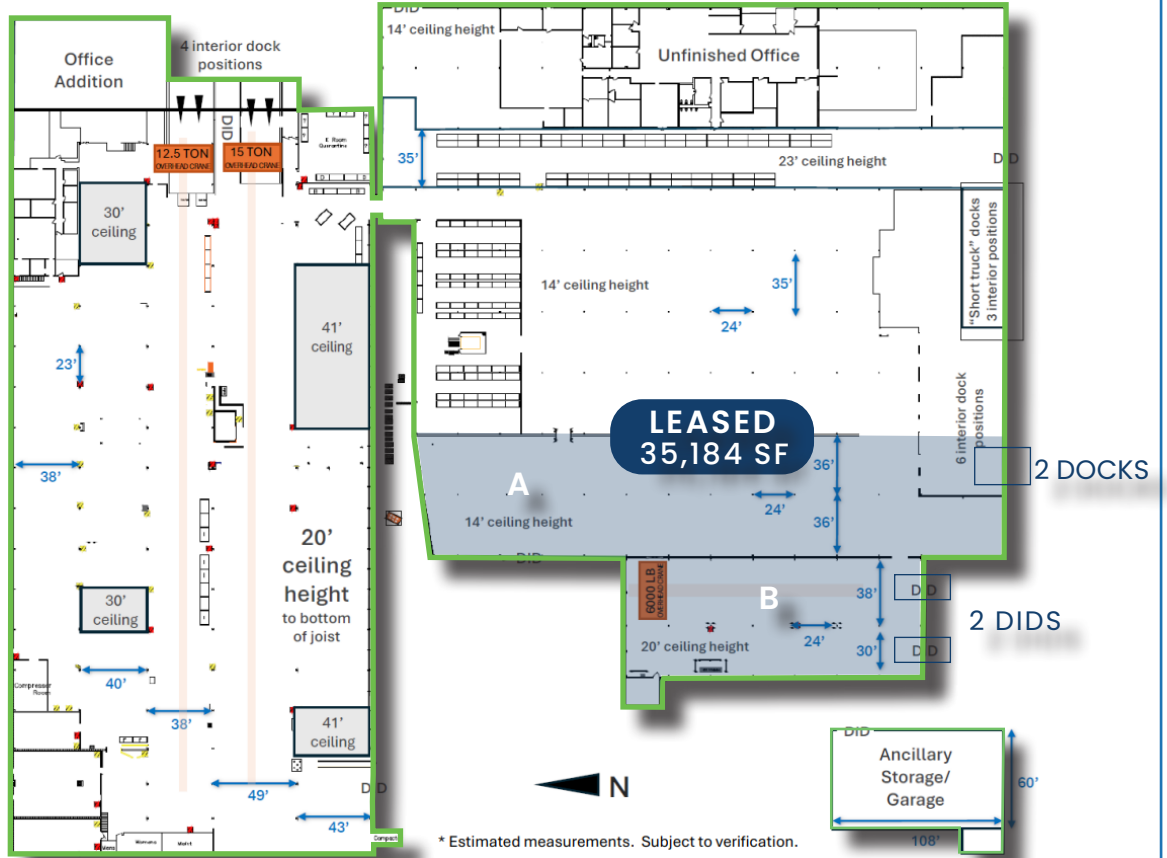
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## FLOOR PLAN



## HIGHLIGHTS



Rare Industrial Manufacturing Campus Opportunity near Midway Airport & I-55



Cash Flow from In-Place Tenant



Deep Labor Pool | 330,000+ Employees Within 5 Miles of Subject Property



Flexible Design Allows for Both Multi and Single-Tenant Configuration



4-7 Minute Drive to I-55 via Pulaski Road or Cicero Avenue, 8 Miles to Chicago CBD

5-Minute Drive to Midway International Airport

1 Mile to Orange Line CTA Train Stop on Pulaski Road

3-Minute Walk to CTA Bus Stop on 47th Street, 9-Minute Walk to CTA Bus Stop on Archer Avenue

7 Intermodal Rail Yards within a 30-Minute Drive or Less: BNSF (2), CSX (2), Union Pacific (2), & Norfolk Southern (1)



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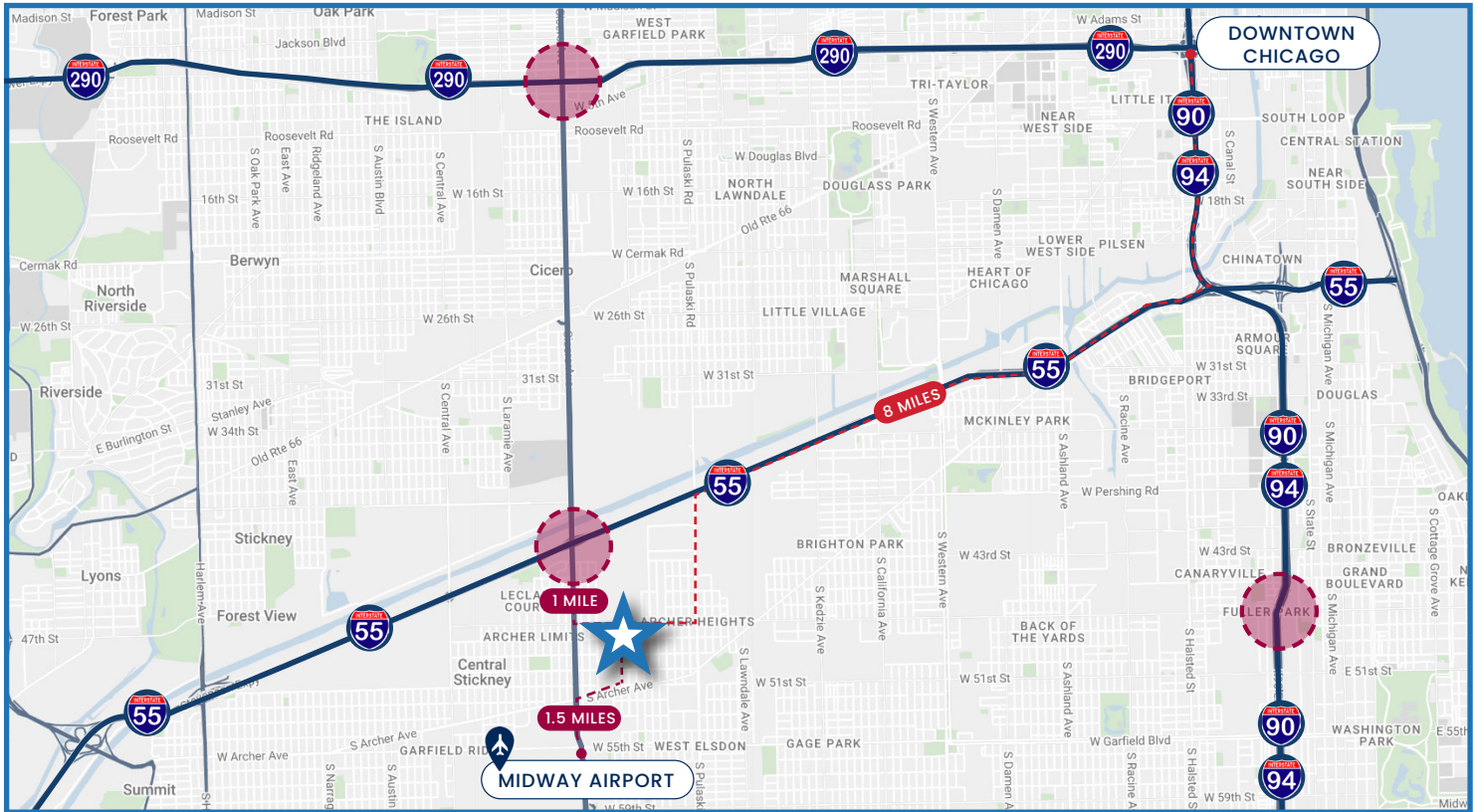
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## LOCATION OVERVIEW



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**GARAGE BUILDING**



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## ZONING DESCRIPTION & USES

### M1

#### LIMITED MANUFACTURING/BUSINESS PARK DISTRICT

The primary purpose of the M1, Limited Manufacturing/Business Park district is to accommodate low-impact manufacturing, wholesaling, warehousing, and distribution activities that occur within enclosed buildings. The district is intended to promote high-quality new development and reuse of older industrial buildings.



## PERMITTED USES (BY RIGHT)

### COMMERCIAL

- ✓ Animal Services:
  - » Shelters/Boarding Kennels
  - » Veterinary
  - » Stables
- ✓ Building Maintenance Services
- ✓ Business Support Services:
  - » Copying and Reproduction
  - » Business/Trade School
  - » Day Labor Employment Agency
  - » Employment Agencies
- ✓ Communication Service Establishments
- ✓ Eating and Drinking Establishments:
  - » Restaurant, Limited
  - » Restaurant, General
  - » Tavern
- ✓ Entertainment and Spectator Sports:
  - » Indoor Special Event Class A or B  
(see Sec. 4-156-550) including incidental liquor sales
- ✓ Financial Services  
(except as more specifically regulated)
- ✓ Food and Beverage Retail Sales
- ✓ Office (except as more specifically regulated):
  - » High Technology Office
  - » Electronic Data Storage Center
- ✓ Personal Service
- ✓ Repair or Laundry Service, Consumer
- ✓ Residential Storage Warehouse
- ✓ Retail Sales, General
- ✓ Vehicle Sales and Service:
  - » Car Wash or Cleaning Service
  - » Motor Vehicle Repair Shop
  - » Vehicle Storage and Towing

### INDUSTRIAL

- ✓ Manufacturing, Production, and Industrial Service:
  - » Artisan
  - » Limited
  - » General
- ✓ Recycling Facilities:
  - » Class I
- ✓ Warehousing, Wholesaling and Freight Movement  
(except as more specifically regulated)

### PUBLIC & CIVIC

- ✓ Day Care
- ✓ Parks and Recreation  
(except as more specifically regulated)
- ✓ Postal Service
- ✓ Public Safety Services
- ✓ Utilities and Services, Minor

### WIRELESS COMMUNICATION FACILITIES

- ✓ Co-located
- ✓ Freestanding (Towers)



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