

For Lease or Sale

10047 Virginia Avenue

Chicago Ridge, IL 60415

35,450 SF Building with 13,842 SF Available



±0.25
Acres



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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.

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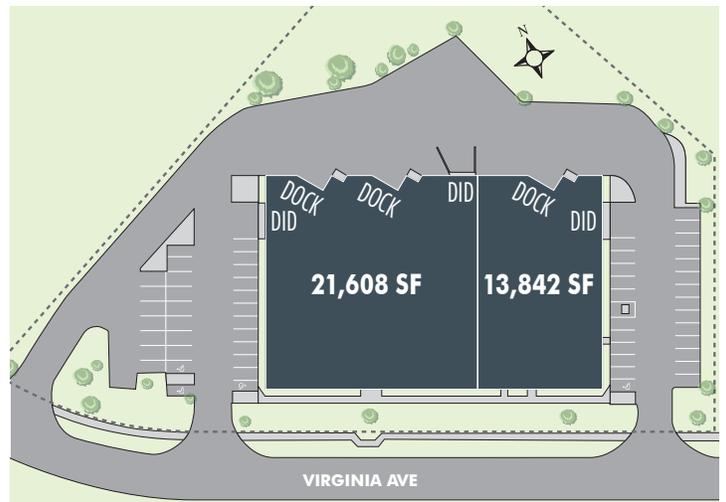


PROPERTY HIGHLIGHTS

Building Size	35,450 SF
Site Size	2.80 Acres
Office Area	3,368 SF
Loading	3 Exterior Docks, 3 Drive-in Doors
Ceiling Height	18'
Power	1,600 amps; 208/120 volts; 3-phase; 4-wire
Sprinkler	ESFR
Car Parking	56 Spaces
Sale Price	Subject to Offer

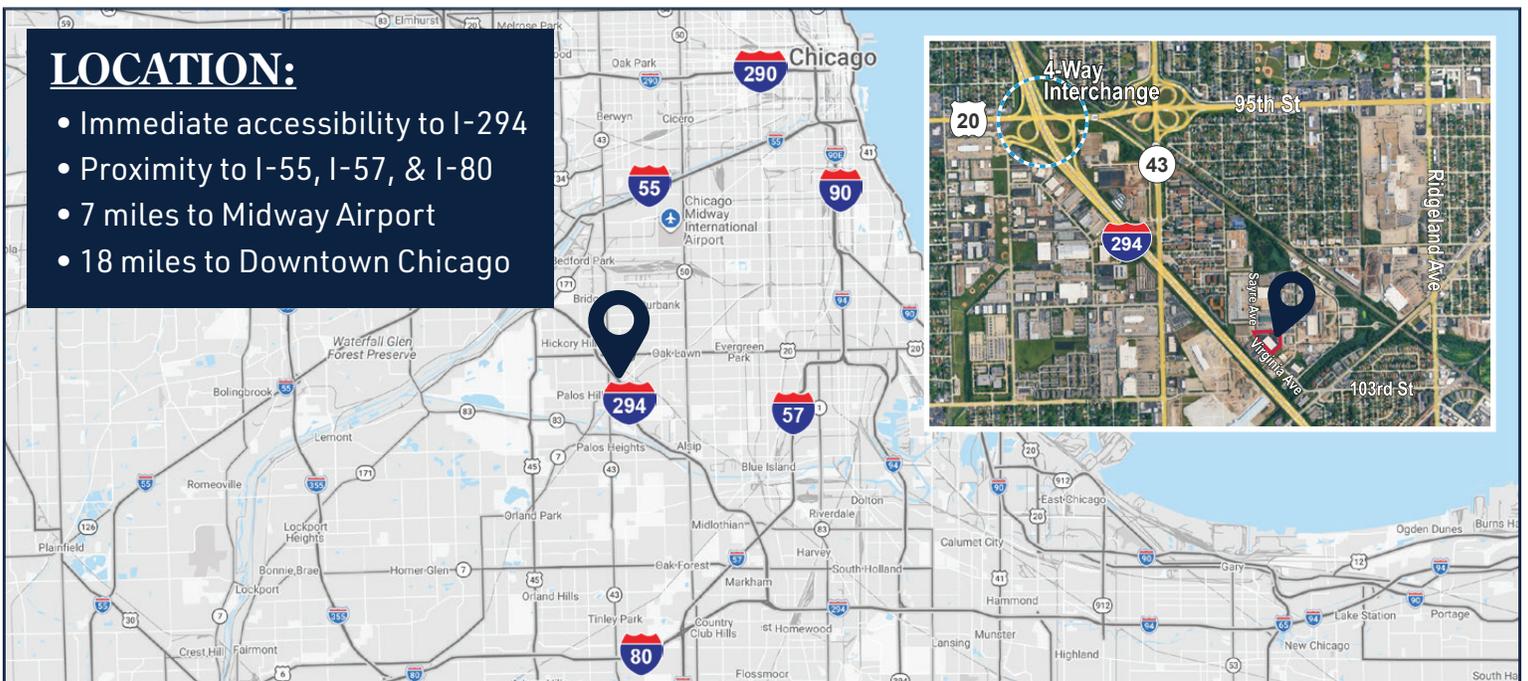


AVAILABLE UNIT	
Available SF	13,842 SF
Office Area	±2,800 SF
Loading	1 Exterior Dock, 1 Drive-in Door (12'W x 14'H)
Car Parking	26 Spaces
Lease Rate	Subject to Offer
Comments	<ul style="list-style-type: none">• Functional standalone building• Fully paved parking lot• Enclosed ±0.25 acres of paved, fenced outdoor storage• Professionally owned and managed• Direct access to I-294 via full 4-way interchange at 95th Street• Single or two-tenant building



LOCATION:

- Immediate accessibility to I-294
- Proximity to I-55, I-57, & I-80
- 7 miles to Midway Airport
- 18 miles to Downtown Chicago



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