

FOR LEASE

MANUFACTURING WAREHOUSE

5055 W. LEXINGTON STREET | CHICAGO, IL



Property Specifications

Total Building:	90,444 SF
Land:	3.2 Acres
Zoning:	M1-2 Light Manufacturing

Available

West Unit:	53,271 SF
First Floor:	39,236 SF
Second Floor:	14,035 SF
Office:	1,923 SF
Loading:	2 Interior Docks (Shared) 1 Drive-in Door
Ceiling Height:	
First Floor:	14'8"
Second Floor:	12'3"
Sprinklers:	Wet System
HVAC:	Hanging Gas-Forced Heaters in Warehouse, AC in Office
Parking:	30 Cars

Pricing

Lease Rate:	\$5.50 PSF Net
RE Taxes:	\$1.30 PSF
Insurance:	\$0.15 PSF (Estimated)

Highlights

- ✓ ± 200,000 VPD via I-290 Visibility
- ✓ Quick Access to Expressway & Major Roads
- ✓ Good Proximity to Chicago & Local Business Parks
- ✓ Good "Stand-Alone" Building Size
- ✓ Ample Parking
- ✓ Outside Storage
- ✓ Freight Elevator



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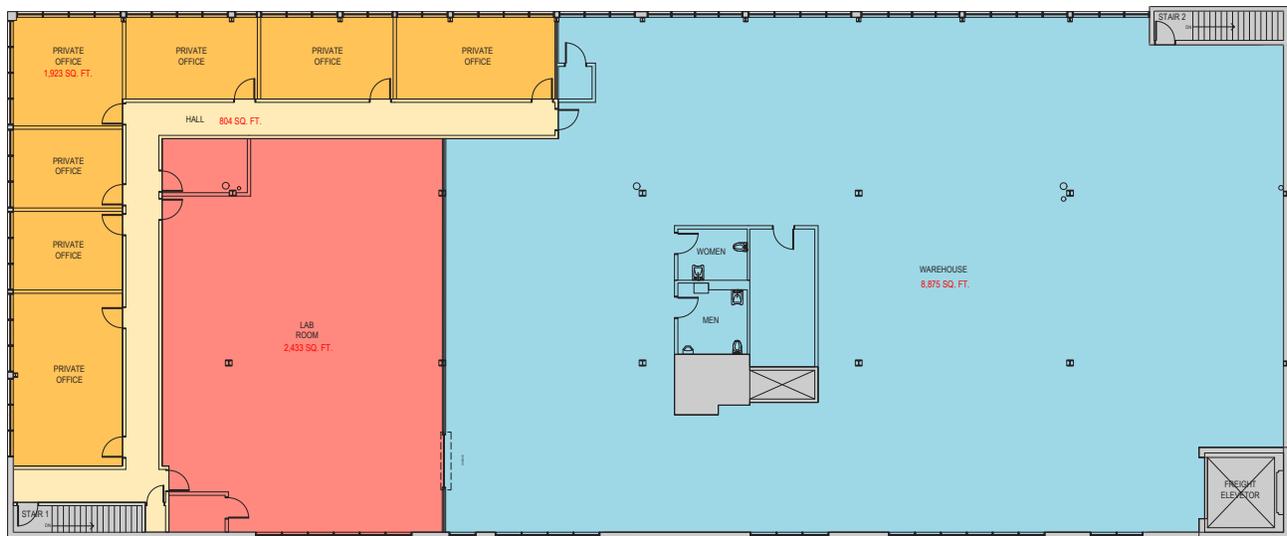
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First Floor Plan



Second Floor Plan



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