

***Industrial space available
36,537 SF with 6.42 acres of land***



Property Details

Building Size	60,464 SF
Space Available	36,537 SF (divisible)
Land Site	10.20 Acres
Land Availble	6.42 Acres
Office Size	5,680 SF
Clear Height	12'
Docks	74
Drive-in doors	1 DID
Auto Parking	74 striped spots
Trailer Parking	90 striped spots
Power	4 @ 277/480 volts, 200a/3p 4-wire
Zoning	M-1
Sprinklers	Dry-pipe fire suppression system
Real Estate Taxes:	\$6.62/SF
Lease Rate	Subject to offer



Trailer parking available



Quick access to I-294 via
95th & Cicero Ave.



Proximity to restaurants
and shopping



Access to sizable and
skilled labor force



Zeke Rowan, Principal

zeke.rowan@avisonyoung.com
D: +1 847 637 0708
M: +1 708 359 9963

Adam Haefner, Principal

adam.haefner@avisonyoung.com
D: +1 847 637 0704
M: +1 773 343 1441

Martin Mikaitis, Principal

martin.mikaitis@avisonyoung.com
D: +1 847 886 0224
M: +1 708 502 4663

Nick Fazio, Associate

nick.fazio@avisonyoung.com
D: +1 847 232 8604
M: +1 312 860 1577

Building Photos

Available for Lease
10100 Virginia Avenue
Chicago Ridge, IL 60415



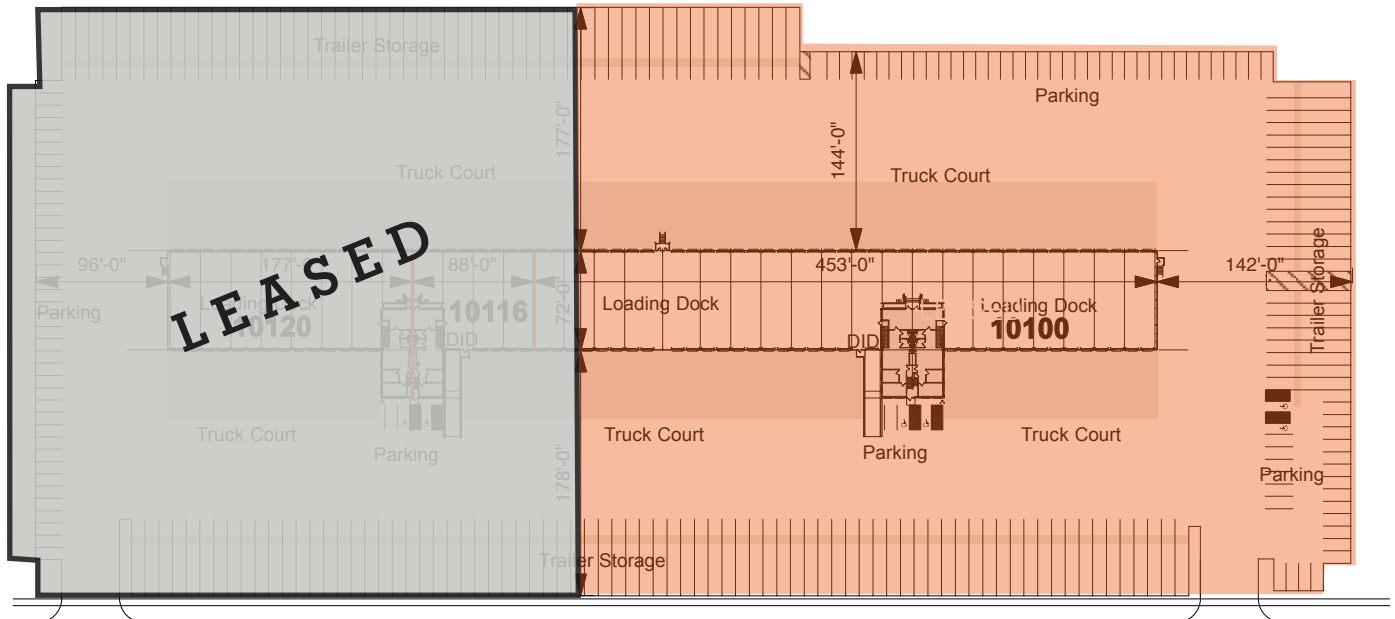
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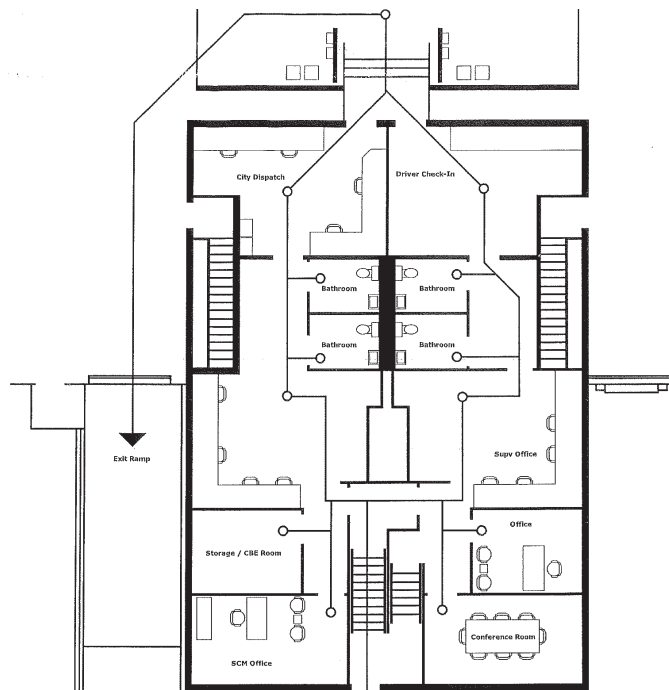
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Site Plan



Office Layout



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Property Aerial



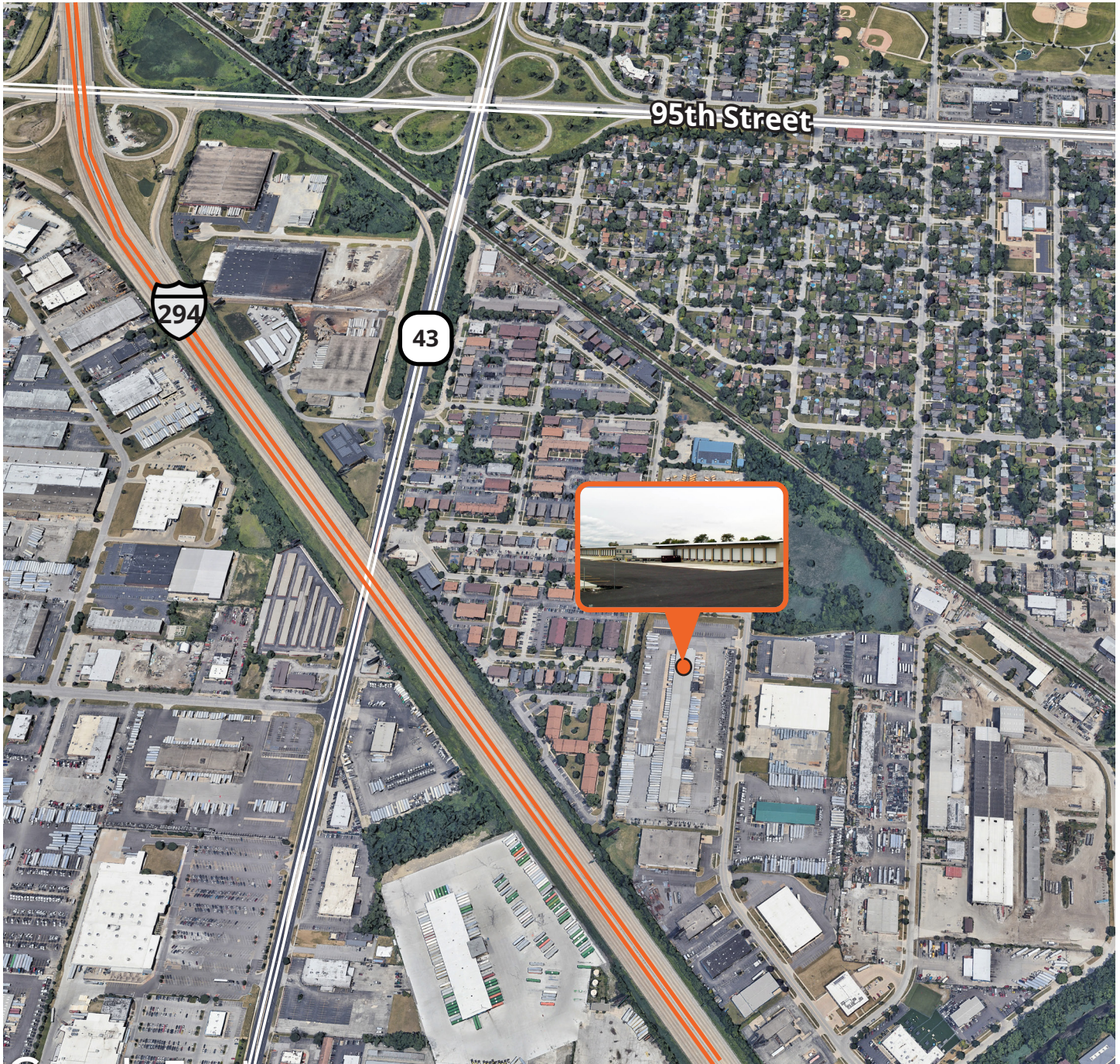
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Area View



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