

FOR SALE OR LEASE

MULTI-BUILDING INDUSTRIAL CAMPUS



4800-4850 S. KILBOURN AVENUE | CHICAGO, IL

Property Specifications

| | | | |
|--------------------------------|--|-----------------------------|---|
| Total Building Area: | ± 237,694 SF | Off-Street Parking: | ± 154 Spaces |
| 4800 S. Kilbourn: | ± 101,699 SF | Zoning: | M1 - Manufacturing |
| 4850 S. Kilbourn: | ± 129,797 SF | PINs: | 19-10-104-022-0000 19-10-104-026-0000 19-10-104-027-0000 |
| Garage Building: | ± 6,198 SF | Alderman Ward: | Jeylu B. Gutierrez 14 th Ward |
| Office Area: | ± 5,500 SF | Available For Lease: | ± 66,863 - ± 173,464 SF 4800 S. Kilbourn: ± 66,863 - ± 101,699 SF 4850 S. Kilbourn: ± 71,765 SF |
| Total Land Area: | ± 8.58 Acres | Lease Rate: | \$5.75 per SF Net |
| Construction: | Masonry & Steel | RE Taxes (2023): | \$1.32 per SF = \$313,588 |
| Year Built: | 1961 | CAM & Insurance: | \$0.51 per SF |
| Electrical Power: | ± 5,500 Amps, 277 & 480 Volts | Sale Price: | Subject to Offer |
| Ceiling Height: | 14' - 41' Clear | | |
| Overhead Bridge Cranes: | 4 Total 4800 S. Kilbourn: (2) 15-Ton & (1) 12 ½-Ton 4850 S. Kilbourn: (1) 3-Ton | | |
| Total Loading: | 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 | | |
| Garage Building: | 1 DID | | |



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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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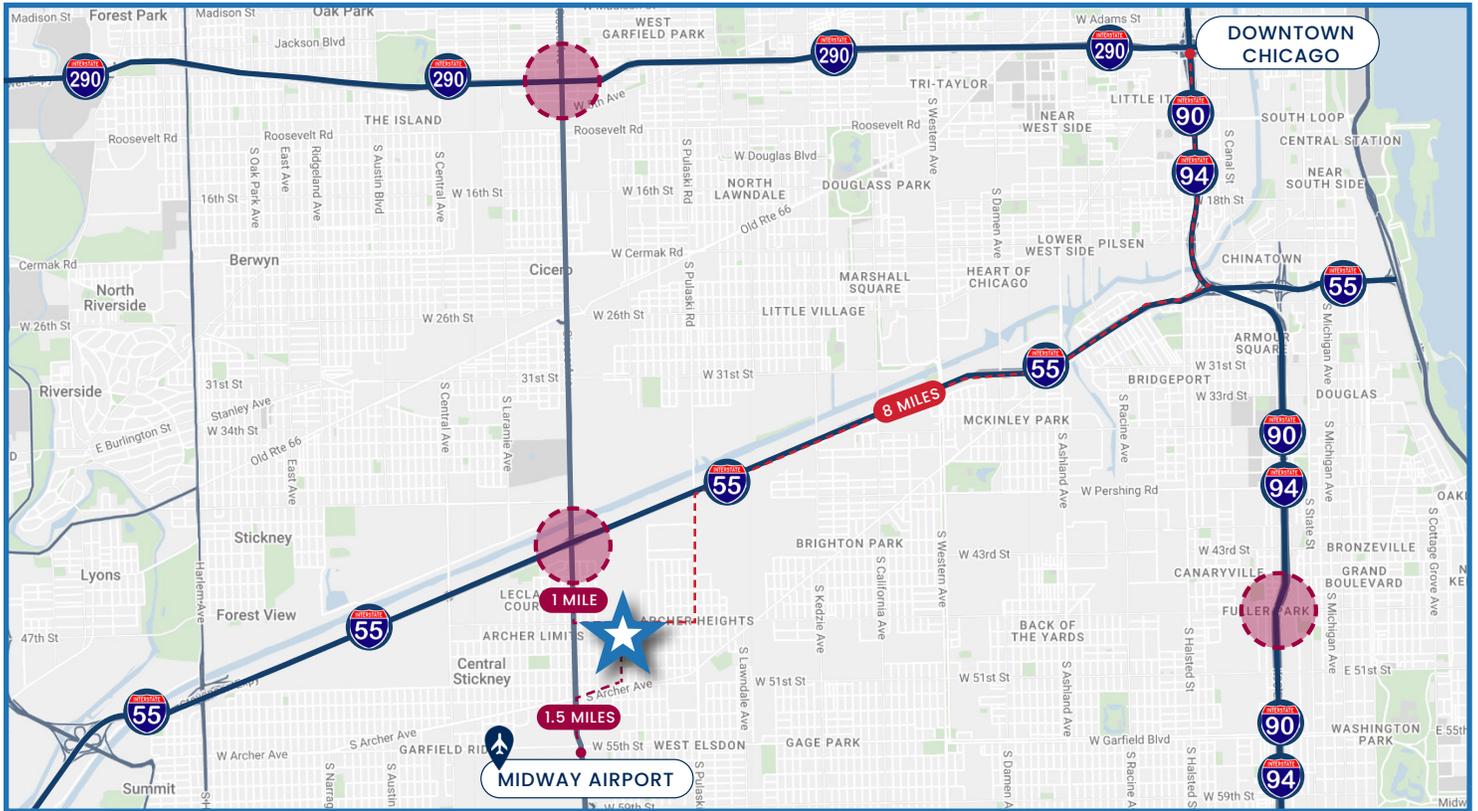
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LOCATION OVERVIEW



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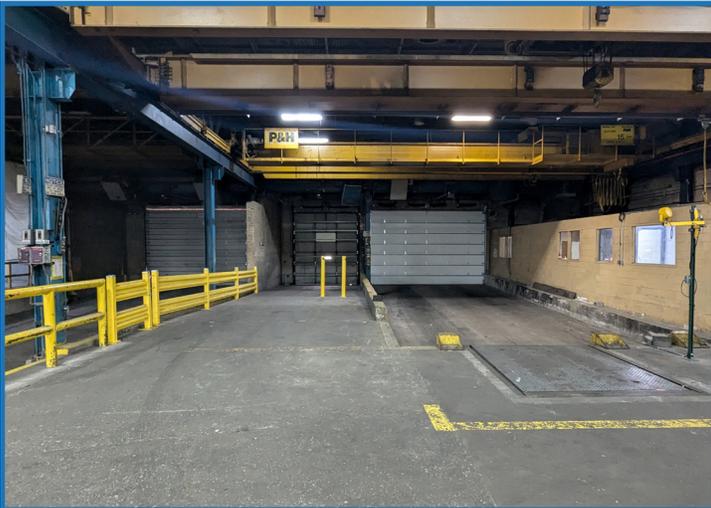
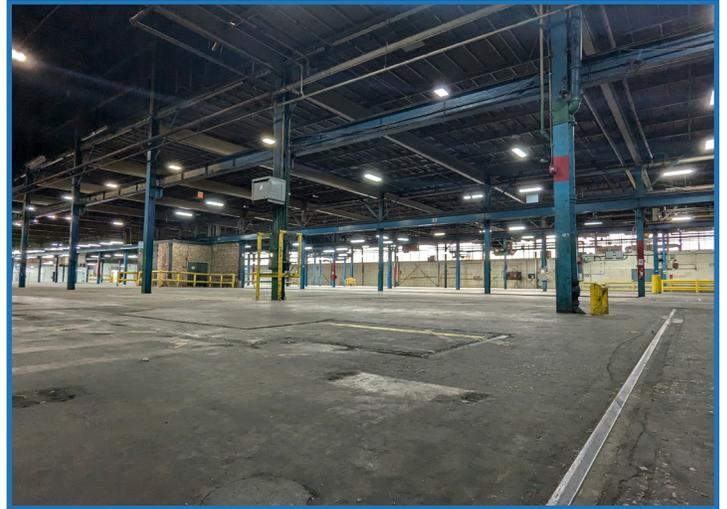
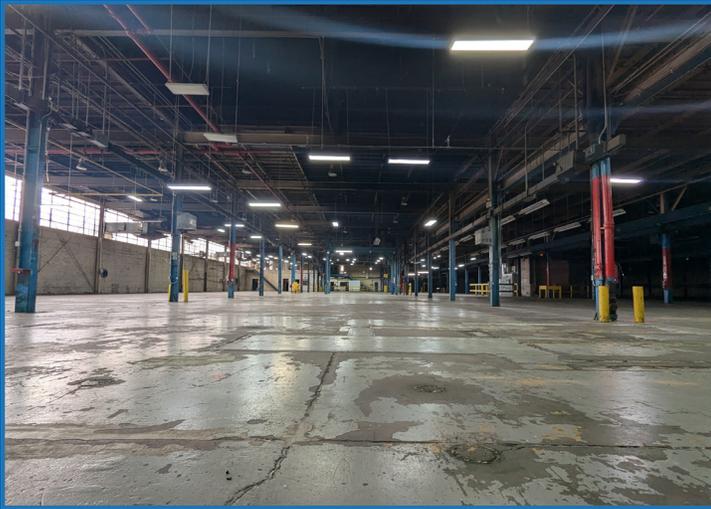
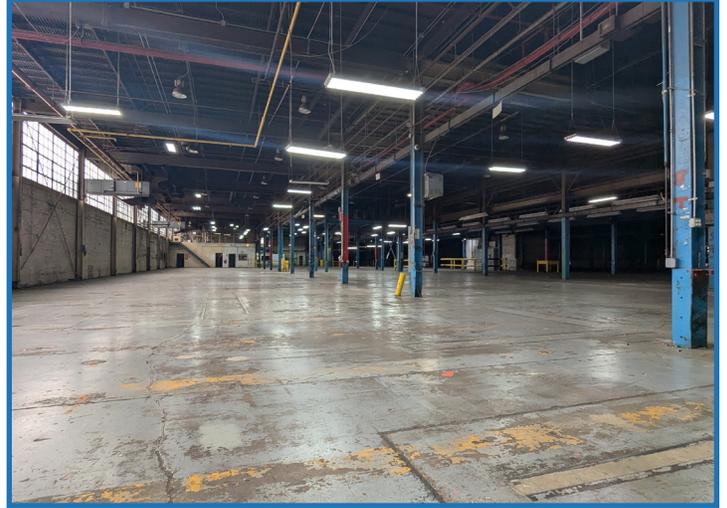
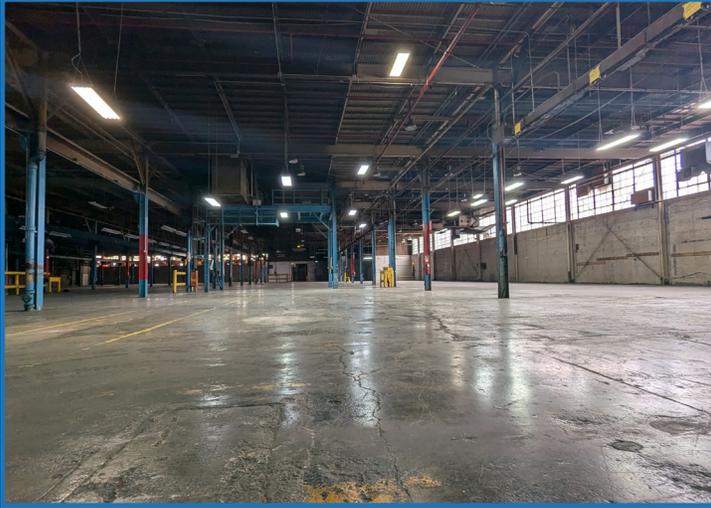
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GARAGE BUILDING



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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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