



# 4460 W LEXINGTON STREET

## CHICAGO, IL 60624

ASKING SALE PRICE

**SUBJECT TO OFFER**

### PROPERTY DESCRIPTION

(BUILDING)

BUILDING SIZE	12,439 SF PARTIAL 3-STORY BUILDING
1ST FLOOR SIZE	7,128 SF
2ND FLOOR SIZE	1,589 SF
3RD FLOOR SIZE	3,741 SF
YEAR BUILT	2010
CLEAR HEIGHT	23.5'
LOADING	2 DOCKS (INTERIOR); 1 DID
POWER	800 AMPS @ 480 VOLTS
LIGHTING	LED - OFFICE AND WAREHOUSE
CRANES	1 - 2 TON OVERHEAD 5 JIB CRANES
PARKING	STREET PARKING
SPRINKLER SYSTEM	NO SPRINKLER SYSTEM

### PROPERTY DESCRIPTION

(LAND)

SITE SIZE	0.22 ACRES ADDITIONAL 0.06 ACRE LOT LEASED FROM CITY
PIN	16-15-306-040-0000 - OWNED PARCEL 16-15-306-039-0000 - CITY PARCEL
ZONING	M1-2
ACCESS TO HIGHWAY	0.2 MILES FROM I-290 EASTBOUND ON-RAMP AT KOSTNER 0.4 MILES FROM I-290 WESTBOUND ON-RAMP AT CICERO 0.4 MILES FROM I-290 EASTBOUND OFF-RAMP AT CICERO
ACCESS TO PUBLIC TRANS	0.3 MILES FROM CTA BLUE LINE (CICERO)

