

# \$20,000 BONUS

\* Bonus commission paid on qualified, full building, commencement prior to July 1, 2025.

Institutionally Owned & Managed



## For Lease

±82,855 SF  
Manufacturing/  
Distribution Space

### 6155 S. Harlem Avenue

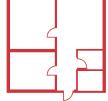
Chicago, Illinois 60638



24 FOOT  
CLEAR HEIGHT



HEAVY POWER  
6,300A @ 480V



±8,130 SF OF  
OFFICE SPACE



QUICK ACCESS TO I-55  
VIA HARLEM AVENUE



22 TRAILER STALLS  
(EXPANDABLE)



12 DOCKS W/LOCKS  
/ 4 DRIVE-IN DOORS



LED LIGHTING  
IN WAREHOUSE



4 MILES TO/FROM  
MIDWAY INT'L AIRPORT

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SPECIFICATIONS

BUILDING SIZE: ±82,855 SF

SITE SIZE: ±4.36 AC

CLEAR HEIGHT: 24'

OFFICE SIZE: ±8,130 SF

TRAILER PARKING: 22 Stalls (expandable)

CAR PARKING: 46 Spaces (expandable)

DOCKS: 12 Exterior with dock locks

DRIVE-IN DOORS: 4

POWER: 6,300 Amps @ 480 Volts

BAY SIZE: 35' x 35'

DISTRICT: Ward 13; Alderman Marty Quinn



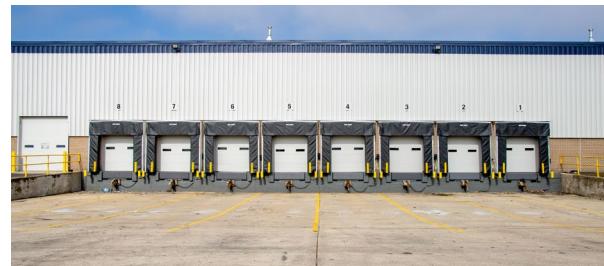
EXISTING SPACE NOTES

- LED warehouse lighting
- Wash bay with floor drains
- Mens / womens locker rooms

COMPLETED IMPROVEMENTS

- Office improvements - paint, carpet, LED lights, new restrooms
- Full exterior overhaul - exterior paint, new landscaping, new parking lot
- Overhaul of HVAC equipment
- Grade and compaction of outside trailer parking outside storage areas
- New energy efficient roof; 60 mil TPO with a 20 year warranty (2023)
- Replaced / upgraded dock packages

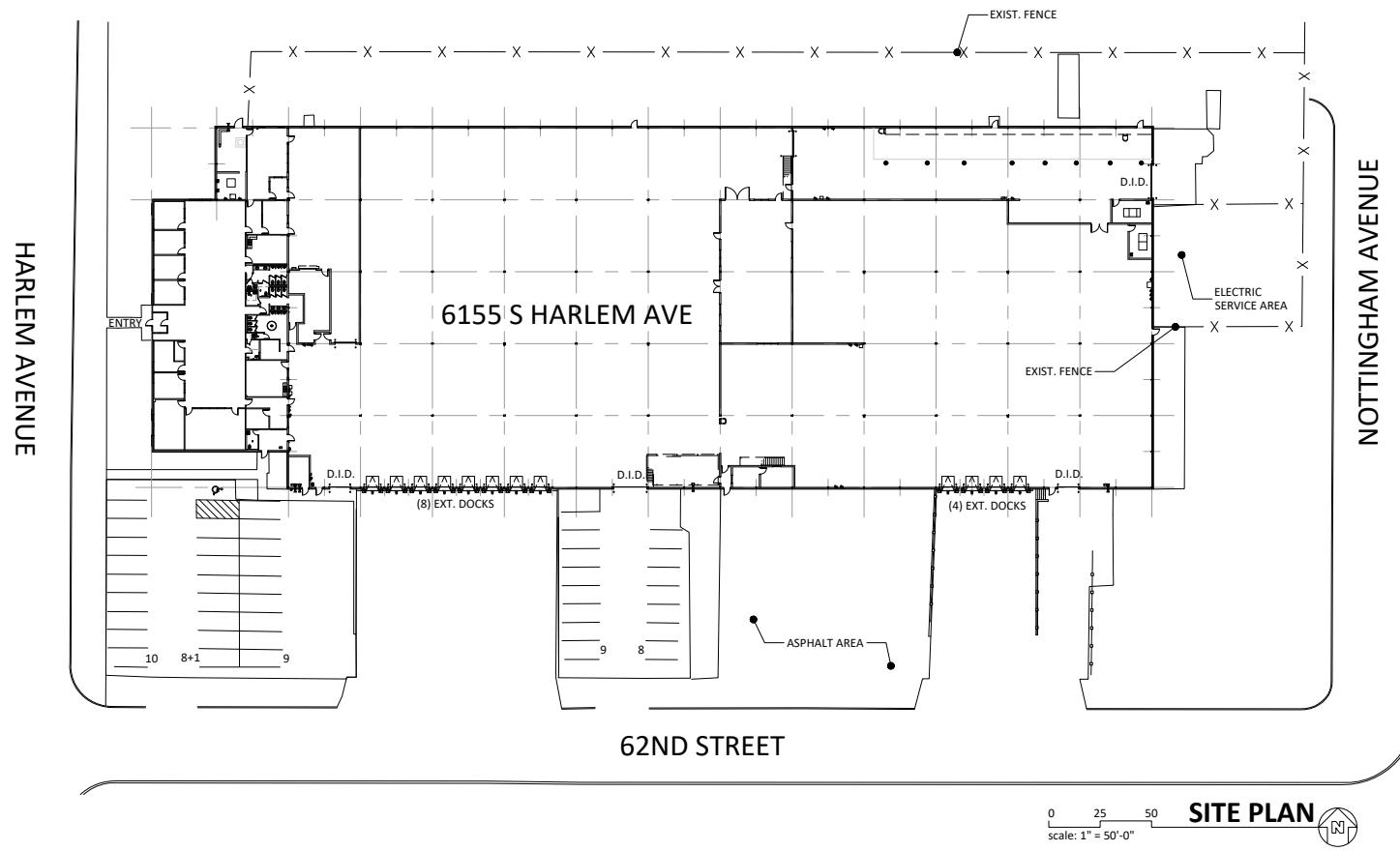
6155 S. HARLEM AVENUE, CHICAGO, IL | FOR LEASE



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Distribution Space

#### SITE PLAN

All existing interior warehouse walls are non-structured and can be removed as needed.

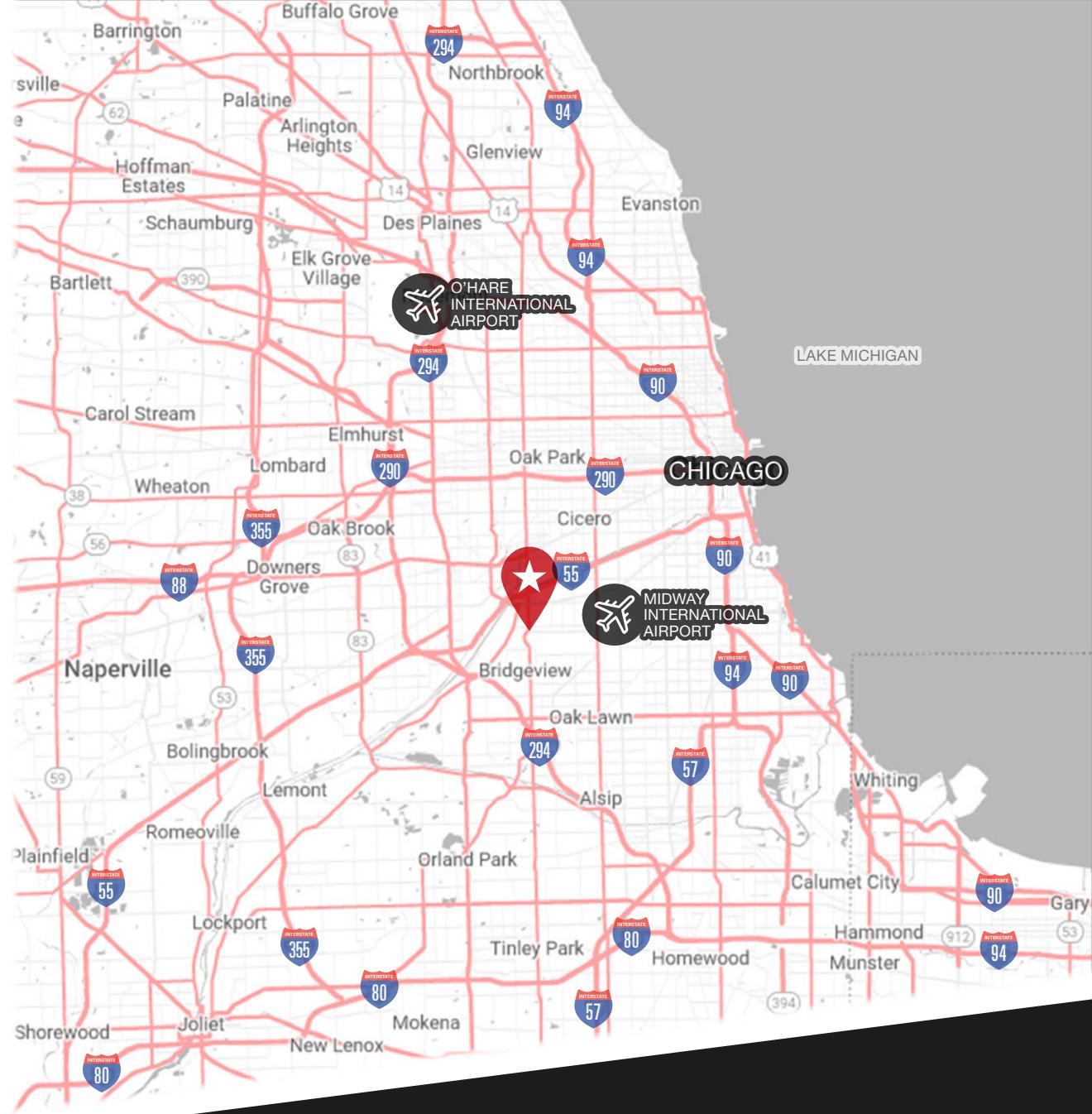


#### Updated Office



## KEY DISTANCES

 55	±1.3 MILES TO I-55
 294	±3.5 MILES TO I-294
 290	±6.5 MILES TO I-290
 57	±14.0 MILES TO I-57
 80	±19.0 MILES TO I-80
 AIRPORT	±4 MILES TO MIDWAY INT'L AIRPORT
 DOWNTOWN	±11 MILES TO DOWNTOWN CHICAGO



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