

# \$20,000 BONUS

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

Institutionally Owned & Managed



**HIGH STREET**  
LOGISTICS PROPERTIES

## For Lease

**±82,855 SF**  
Manufacturing/  
Distribution Space

### 6155 S. Harlem Avenue

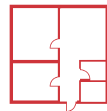
Chicago, Illinois 60638



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

#### SPECIFICATIONS

<b>BUILDING SIZE:</b>	±82,855 SF
<b>SITE SIZE:</b>	±4.36 AC
<b>CLEAR HEIGHT:</b>	24'
<b>OFFICE SIZE:</b>	±8,130 SF
<b>TRAILER PARKING:</b>	22 Stalls (expandable)
<b>CAR PARKING:</b>	46 Spaces (expandable)
<b>DOCKS:</b>	12 Exterior with dock locks
<b>DRIVE-IN DOORS:</b>	4
<b>POWER:</b>	6,300 Amps @ 480 Volts
<b>BAY SIZE:</b>	35' x 35'
<b>DISTRICT:</b>	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



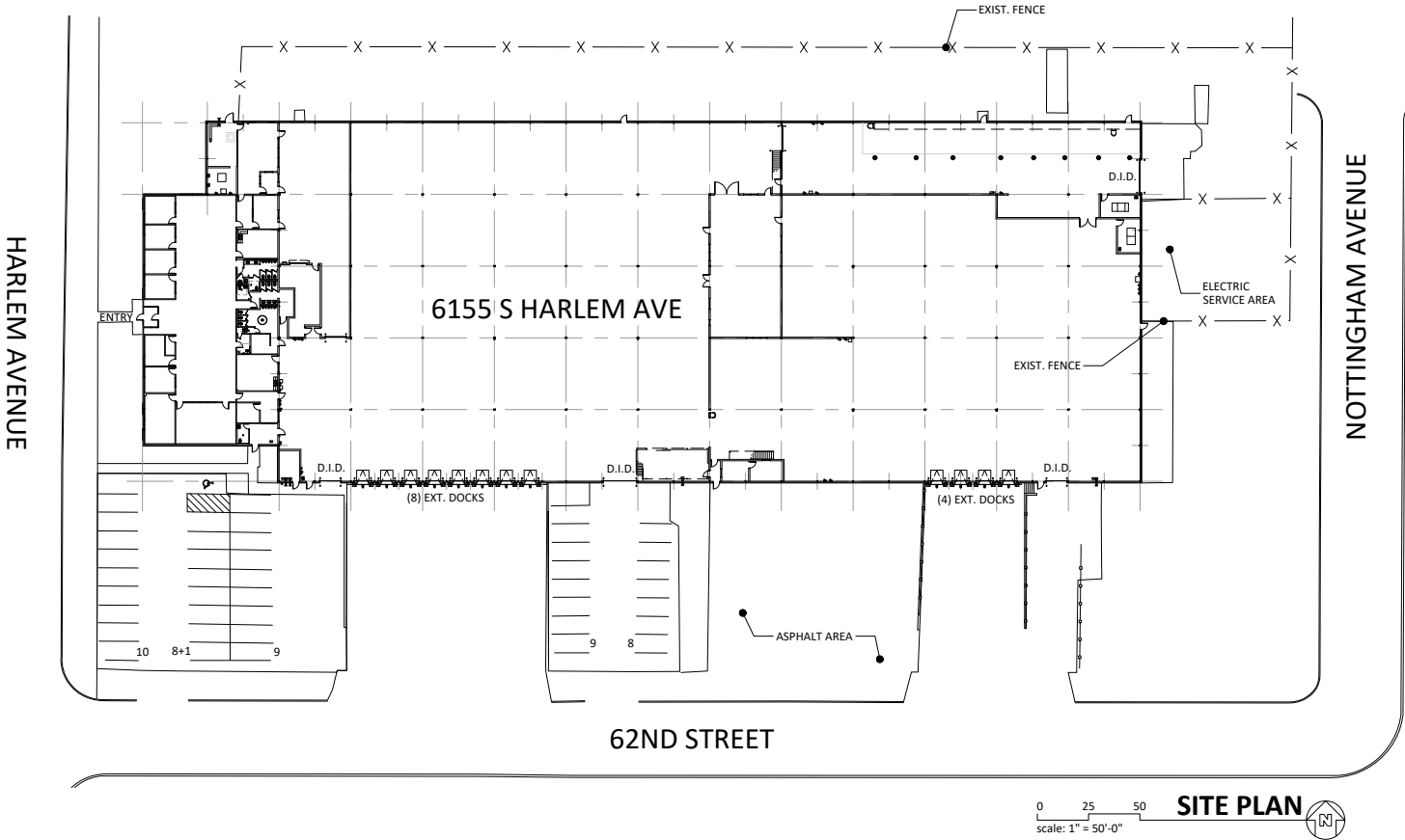


**±82,855 SF**  
Manufacturing/  
Distribution Space



**SITE PLAN**

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



**Updated Office**



## KEY DISTANCES

 ±1.3 MILES TO I-55

 ±3.5 MILES TO I-294

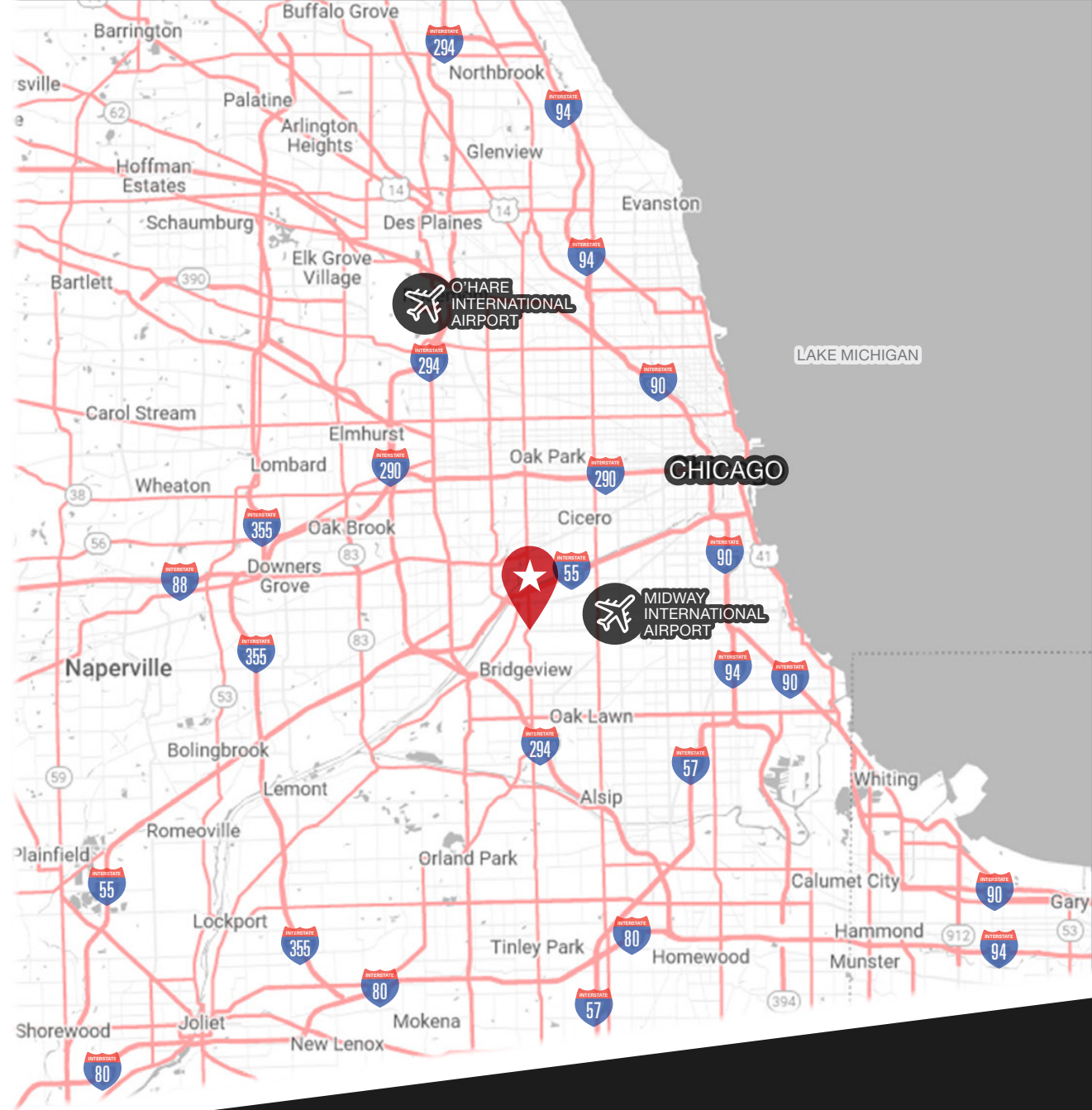
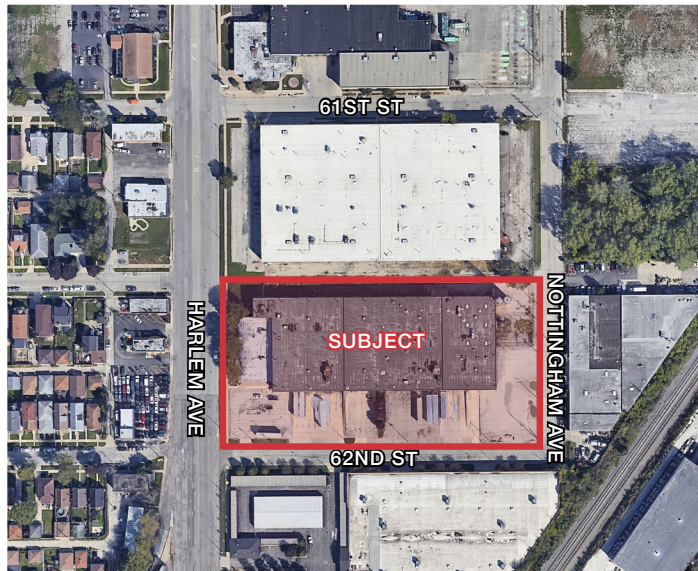
 ±6.5 MILES TO I-290

 ±14.0 MILES TO I-57

 ±19.0 MILES TO I-80

 ±4 MILES TO MIDWAY INT'L AIRPORT

 ±11 MILES TO DOWNTOWN CHICAGO



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