

FOR SALE  
**52,600 SF**



4525 S TRIPP AVENUE  
**CHICAGO, IL**

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4525 S TRIPP AVENUE | CHICAGO, IL 60632

# PROPERTY INFORMATION

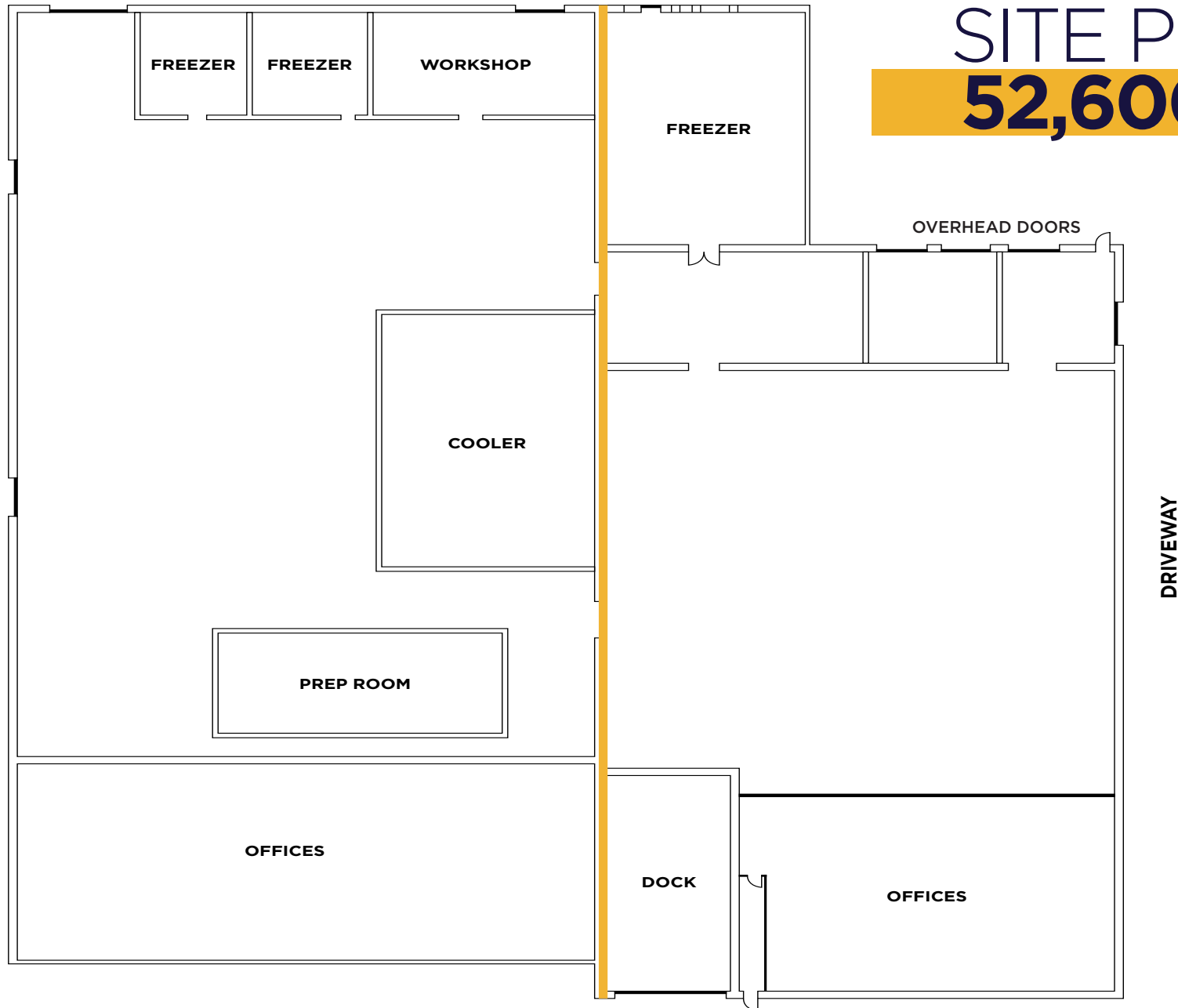
Building Size:	52,600 SF
Lot Size:	Approximately 77,000 SF
Ceiling Height:	16'
High Dock Doors:	2 Interior with Levelers - 56' Depth
Grade-Level Doors:	4 - 10' x 10'
Freezer Space:	3,500 SF
Cooler Space:	3,350 SF
Prep Room:	1,800 SF (Refrigerated)
Zoning:	M1-1
Sale Price:	\$4,950,000

# PROPERTY OVERVIEW

- Can be divided into two separate units, 35,000 SF and 17,500 SF.
- With 16' clear-height ceilings and 25'6" x 26'6" column spacing, this is an ideal space for any manufacturing/warehouse/distribution operation with refrigerated and food production areas.
- There are four 10' x 10' grade level doors and two shared interior docks with 56' depths.
- Just one mile to I-55 Stevenson Expressway and 2 miles to Midway Airport.



DRIVEWAY



# SITE PLAN

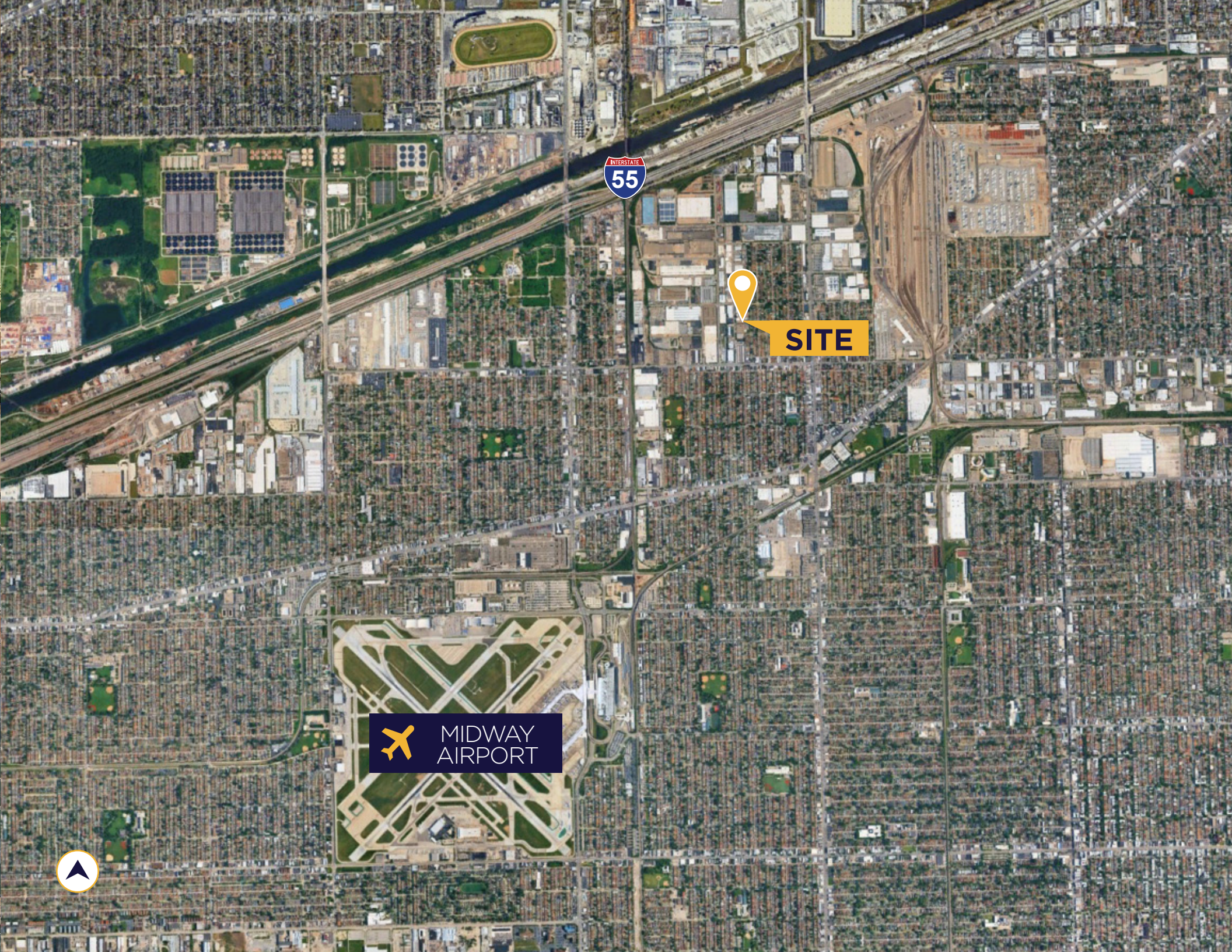
## 52,600 SF

SOUTH TRIPP









**SITE**



**MIDWAY  
AIRPORT**





# CONTACT INFORMATION

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