



LEASE

Alliance Demolition

9202 S. SANGAMON STREET

Chicago, IL 60620

PRESENTED BY:

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OFFERING SUMMARY

LEASE RATE:	\$8.50 SF/yr (MG)
BUILDING SIZE:	79,000 SF
AVAILABLE SF:	40,000 SF
LOT SIZE:	7 Acres
YEAR BUILT:	1980
ZONING:	M1-1
APN:	25-05-404-0007

PROPERTY OVERVIEW

9202 S Sangamon is a well-kept industrial complex of 22 acres, home to Alliance Demolition and Subgrade Solutions. Presently, we have one ±40,000 SF space available to lease. This space has high ceilings, new LED lighting, a wet sprinkler system, wide bays, floor drains, abundant parking, new dock doors, gas-forced air heat, and heavy floor loads. Zoned M-1, it's ideal for truck repair, light manufacturing, or warehousing needing high ceilings. This space comes with 10,000 SF of adjacent outdoor parking for trailers or vehicles with the potential to lease additional outdoor space. The owner will consider an office buildout for the right tenant.

PROPERTY HIGHLIGHTS

- 24' ceilings, 6 dock doors with levelers, one drive-in
- Super industrial area
- Less than 10 minutes to I-94 and I-57 expressways
- Abundant security both inside and out including on-site property owner
- Fenced property with a dedicated entrance
- 10,000 SF outdoor parking area

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LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	40,000 SF	LEASE RATE:	\$8.50 SF/yr

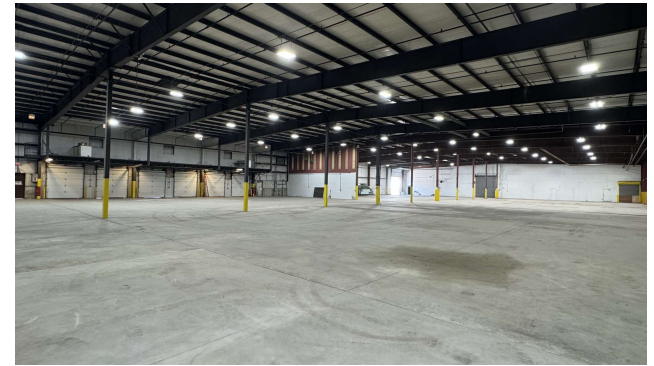
AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit A - 9202	Available	40,000 SF	Modified Gross	\$8.50 SF/yr	±40,000 SF space is available to lease. This space has high ceilings, new LED lighting, a wet sprinkler system, wide bays, floor drains, abundant parking, new dock doors, gas-forced air heat, and heavy floor loads.

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