

# \$20,000 BONUS

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

Institutionally Owned & Managed



## For Lease

±82,855 SF  
Manufacturing/  
Distribution Space

## 6155 S. Harlem Avenue

Chicago, Illinois 60638

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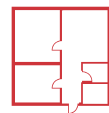
[hiffman.com](http://hiffman.com)



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



Clean  
Warehouse  
Space

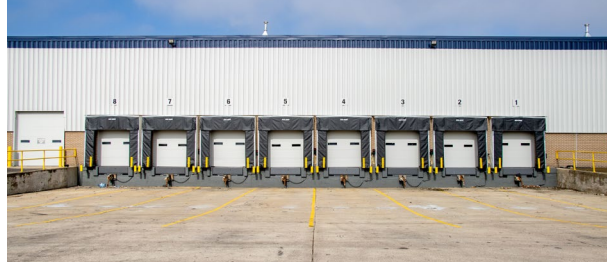
EXISTING SPACE NOTES

- 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



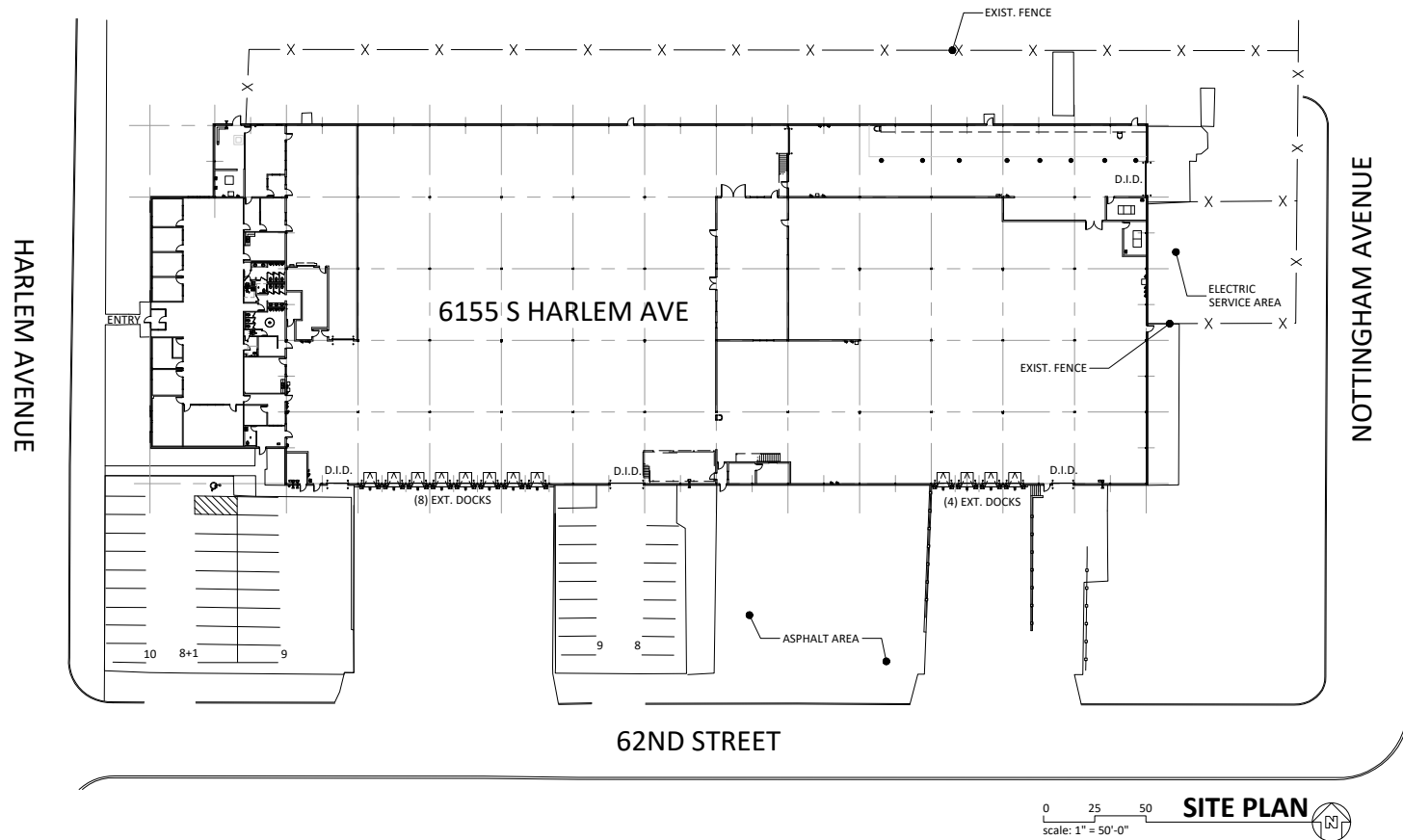


±82,855 SF  
Manufacturing/  
Distribution Space



### 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

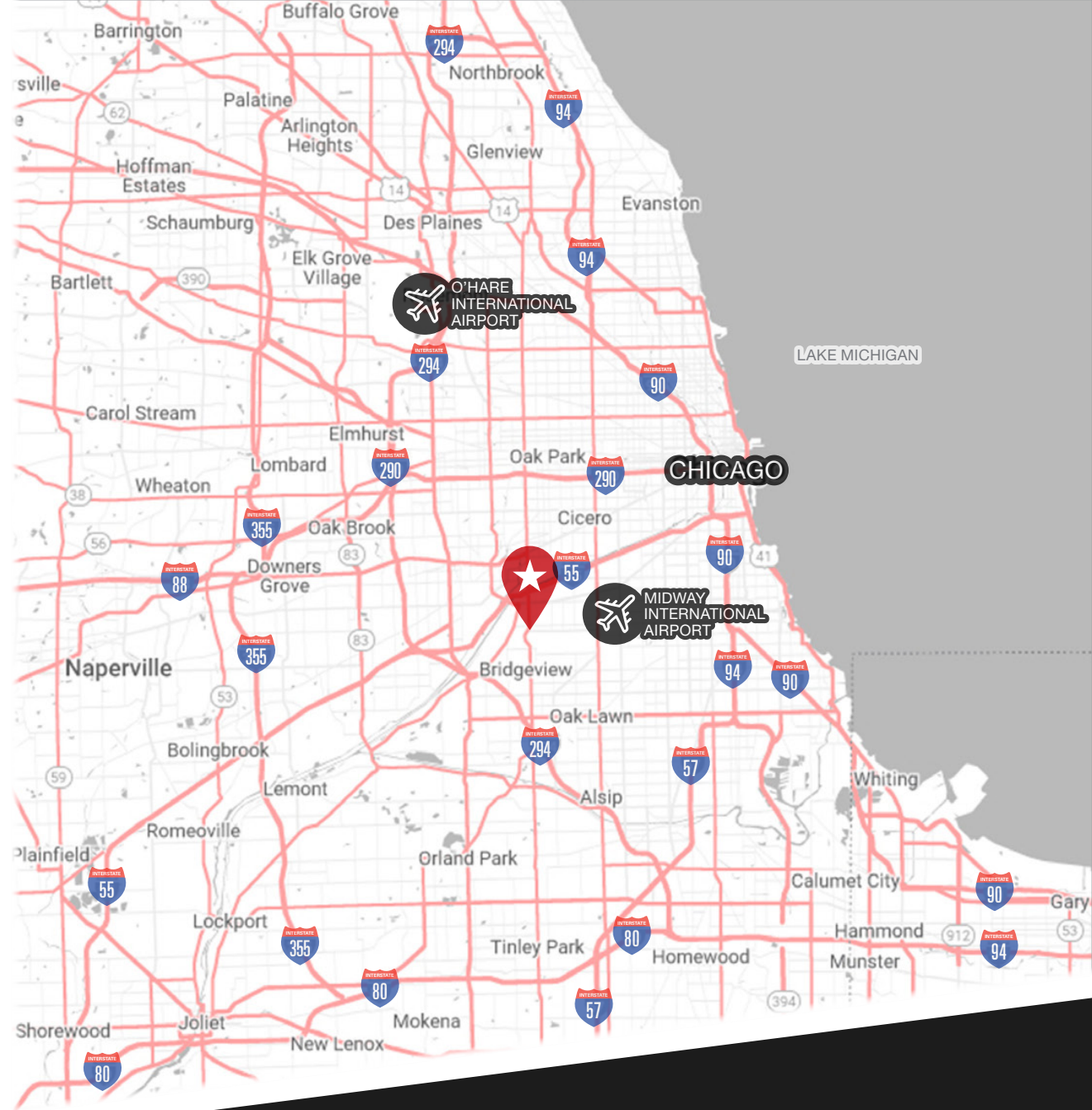
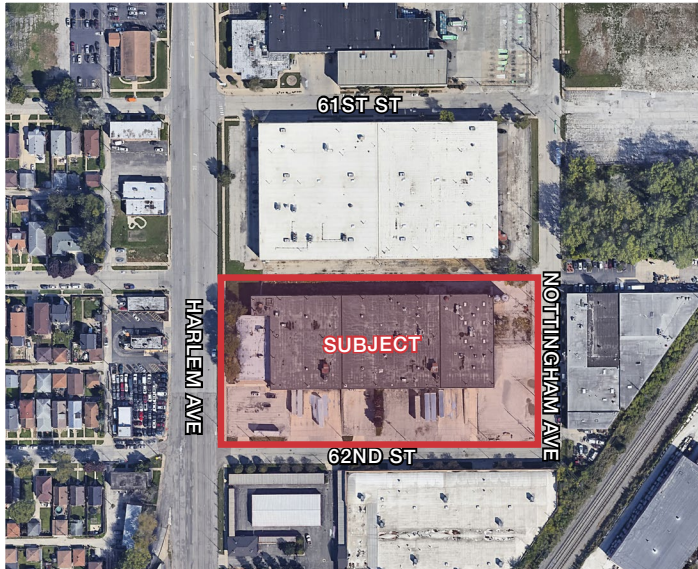
 ±6.5 MILES TO I-290

 ±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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