

# MULTI-TENANT INDUSTRIAL BUILDING FOR LEASE OR SALE

4249 W. DIVERSEY AVE.  
CHICAGO, IL 60639

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**MARC HALE**

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970 N Oaklawn Avenue, Suite 100

Elmhurst, IL 60126

P: 630-782-9520 | darwinpw.com

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## PROPERTY SPECIFICATIONS

Building Size: ± 61,000 SF  
Available SF: ± 500 - 32,366 SF  
Lot Size: 1.84 Acres  
Ceiling Height: 14' - 23'  
Power: 1200A @ 277-480V  
3p Heavy  
Loading: 6 Ext. Docks  
Potential to add  
1 Drive-in Door  
STO  
Lease Rate:

## PROPERTY HIGHLIGHTS

- Rare urban opportunity at the edge of the rapidly expanding West Logan Square neighborhood
- Zoned M1-1
- 2 miles west of the Kennedy Expressway (I-90)
- Located on Diversey Ave. between Cicero Ave and Pulaski Rd
- 0.7 miles to Metra Healy Station
- 100 car, fenced parking lot on the corner of Diversey Ave and Lowell Ave



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DOWNTOWN CHICAGO



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RETAIL/SHOWROOM FRONTAGE



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N Tripp Ave

W Diversey Ave

W Diversey Ave

4249 W Diversey

N Kildare Ave

N Kildare Ave

N Kildare Ave

W Diversey Ave

Car Parking for ±100

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## 6 EXTERIOR DOCKS



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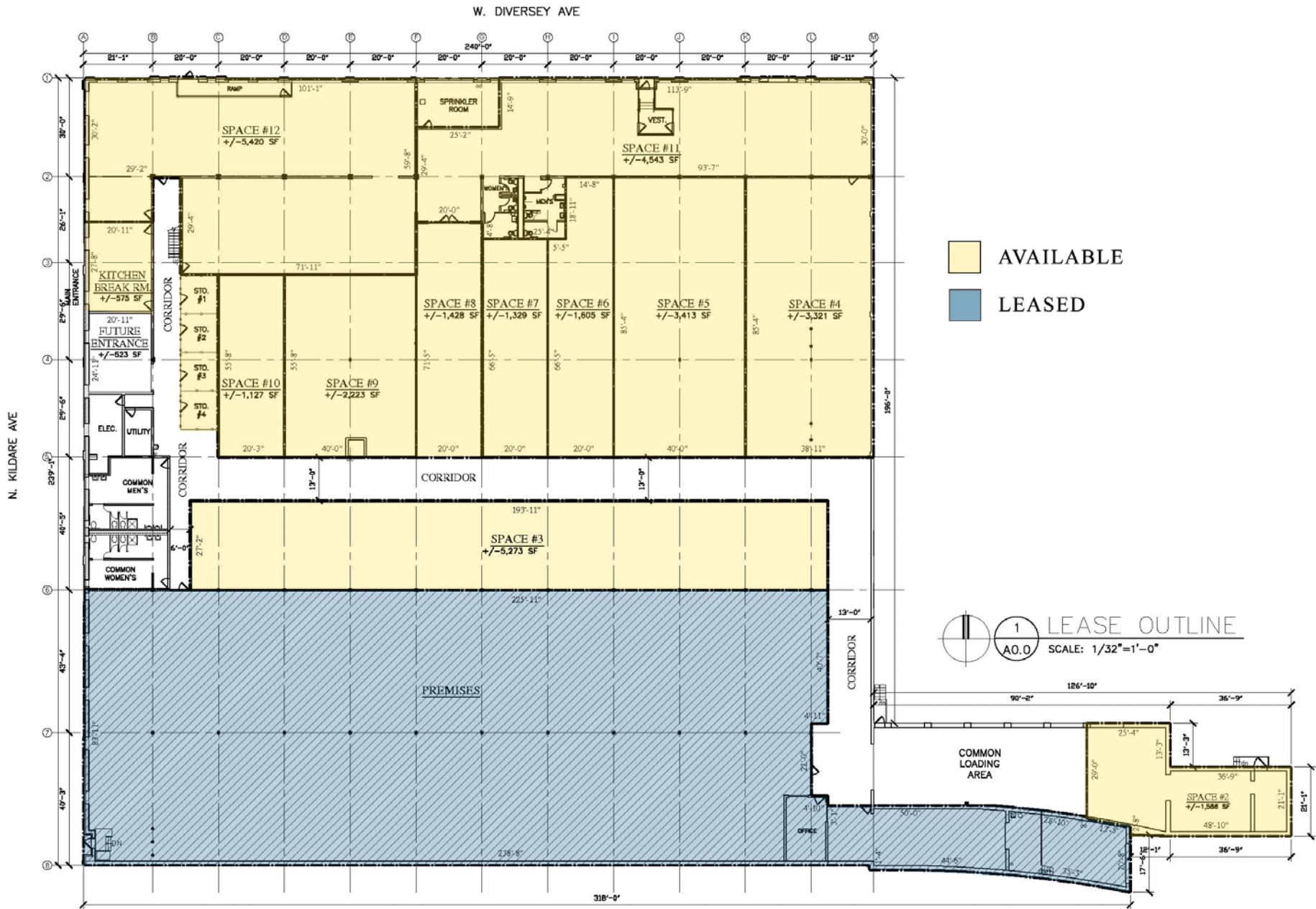


Potential to add Drive-in door

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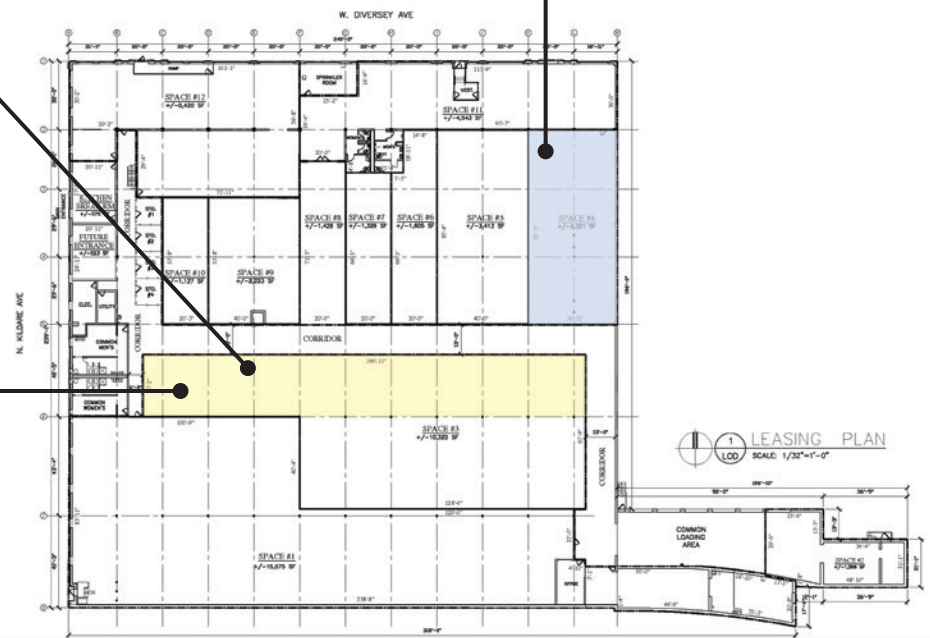
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# FLEXIBLE SPACE SIZES AVAILABLE FROM 500 SF UP TO 32,366 SF









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**PUBLIC TRANSPORTATION**

- 0.9 Miles to Healy Station Commuter Rail
- 1.9 Miles to Grayland Station Commuter Rail
- 11.5 Miles to Chicago Midway International Airport
- 12.1 Miles to Chicago O'Hare International Airport

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