

INDUSTRIAL PROPERTY FOR LEASE

4202 W. 45TH STREET, CHICAGO, IL 60608



OFFERING SUMMARY

Building Size	71,004 SF
Office Size	1,370 SF two-story
Lot Size	2.11 Acres
Ceiling Height	16' Clear
Loading	<ul style="list-style-type: none">• 6 Interior docks with new dock equipment• 2 Drive-in doors
Sprinklered	Yes
Power	2 Sources (1) 400A@480V (2) 800A@240V
RE Taxes (2023)	\$1.73 PSF
Lease Price	\$8.95 PSF Net

PROPERTY HIGHLIGHTS

- Extremely well maintained, all masonry building
- Many recent upgrades
- LED Lighting
- New Roof with skylights
- Fenced, off street parking
- Drive-thru capability
- Ideal for many warehouse, manufacturing and transportation uses
- Excellent location close to I-55 interchanges
- Close to downtown Chicago and Midway Airport

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**4202 W
45th St**

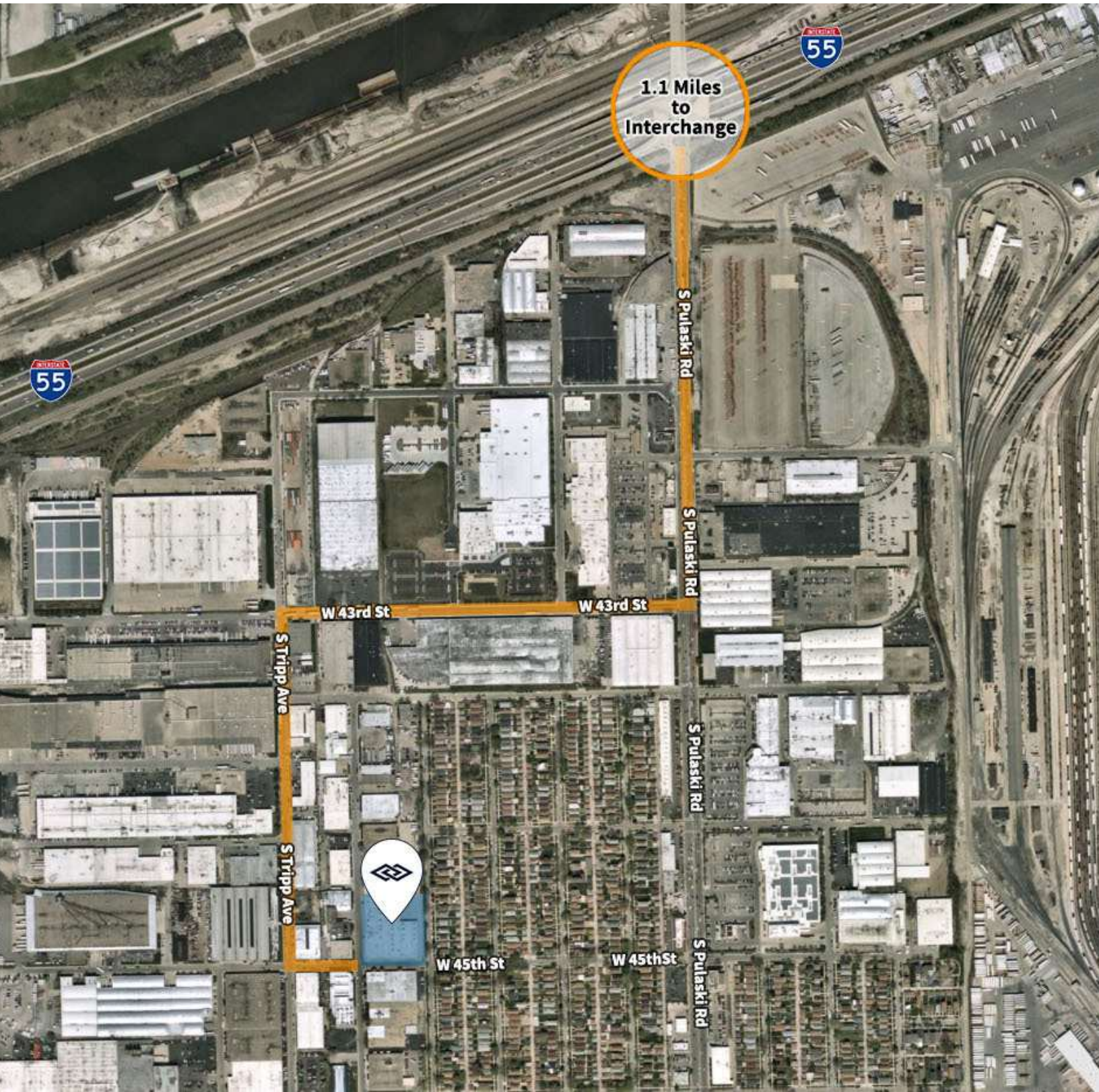
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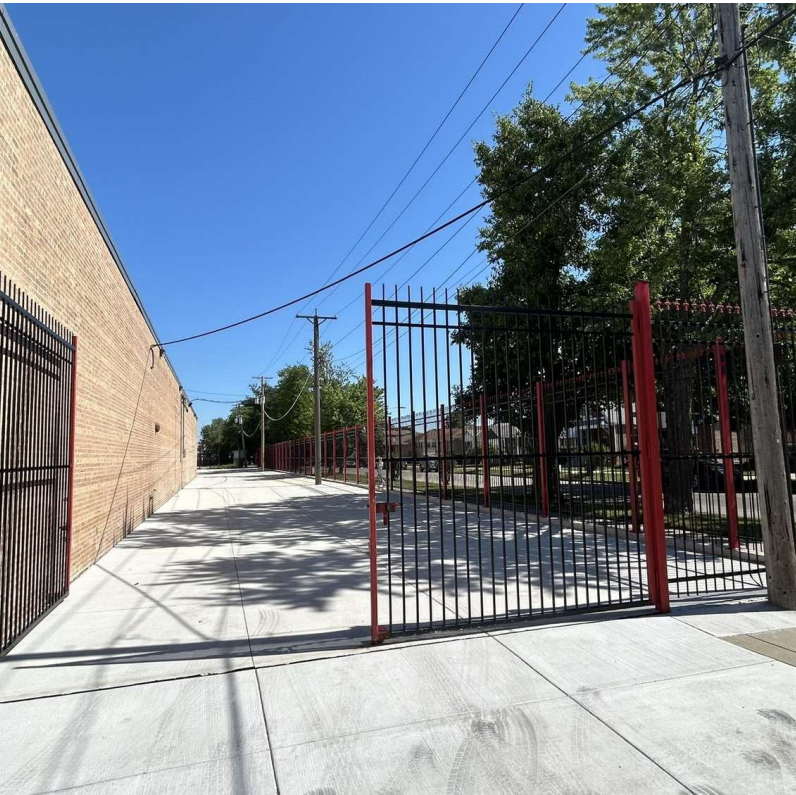


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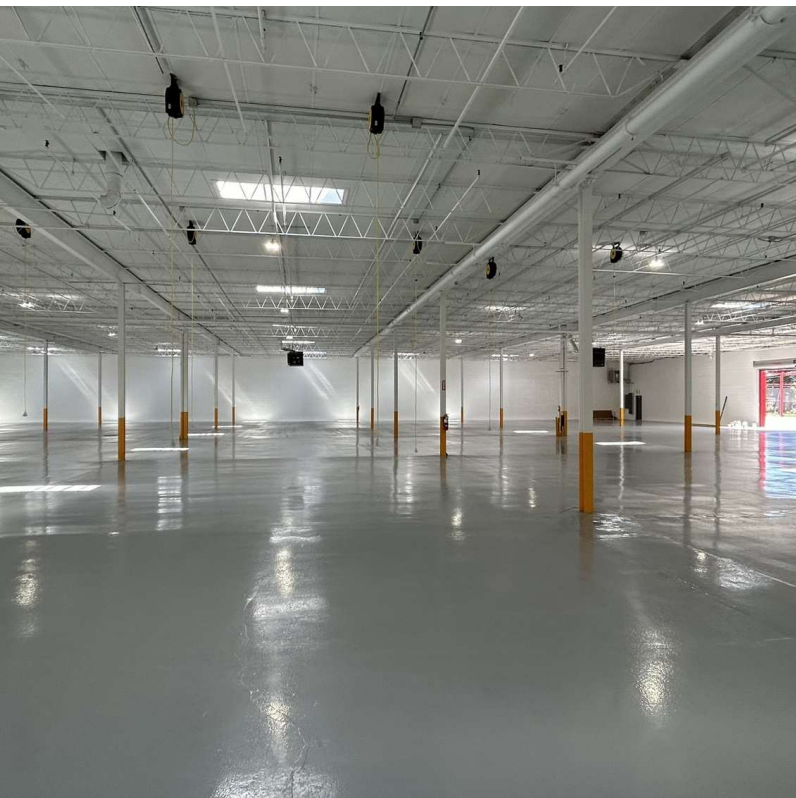
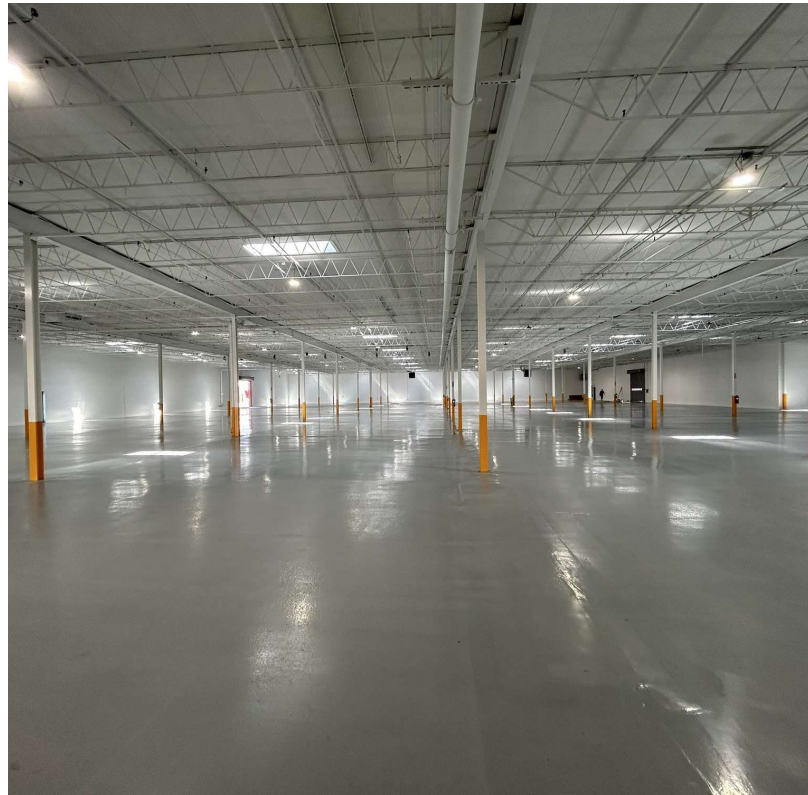
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