

FOR SALE OR LEASE

MULTI-BUILDING INDUSTRIAL CAMPUS



4800-4850 S. KILBOURN AVENUE | CHICAGO, IL

PROPERTY SPECIFICATIONS

Available For Lease:	4800 S. Kilbourn: ± 66,863 – 101,699 SF 4850 S. Kilbourn: ± 63,240 SF	Electrical Power:	± 5,500 Amps, 277 & 480 V
Total Building Area:	± 237,694 SF 4800 S. Kilbourn: ± 101,699 SF 4850 S. Kilbourn: ± 129,797 SF Garage Building: ± 6,198 SF	Ceiling Height:	14' – 41' Clear
Office Area:	± 5,500 SF	Off-Street Parking:	± 154 Spaces
Total Land Area:	± 8.58 Acres	Zoning:	M1 – Manufacturing
Construction:	Masonry & Steel	PINs:	19-10-104-022-0000 19-10-104-026-0000 19-10-104-027-0000
Year Built:	1961	Alderman Ward:	Jeylu B. Gutierrez 14 th Ward
Overhead Bridge Cranes:	4 Total 4800 S. Kilbourn: (2) 15-Ton & (1) 12 ½-Ton 4850 S. Kilbourn: (1) 3-Ton	Lease Rate:	\$5.75 per SF Net
Total Loading:	12 Int. Docks, 3 Short-Truck Docks, & 8 DIDs 4800 S. Kilbourn: 4 Int. Docks & 2 DIDs 4850 S. Kilbourn: 8 Int. Docks, 3 Short-Truck Docks, & 5 DIDs	RE Taxes (2023):	\$1.32 per SF = \$313,588
Garage Building:	1 DID	CAM & Insurance:	\$0.51 per SF
		Sale Price:	Subject to Offer

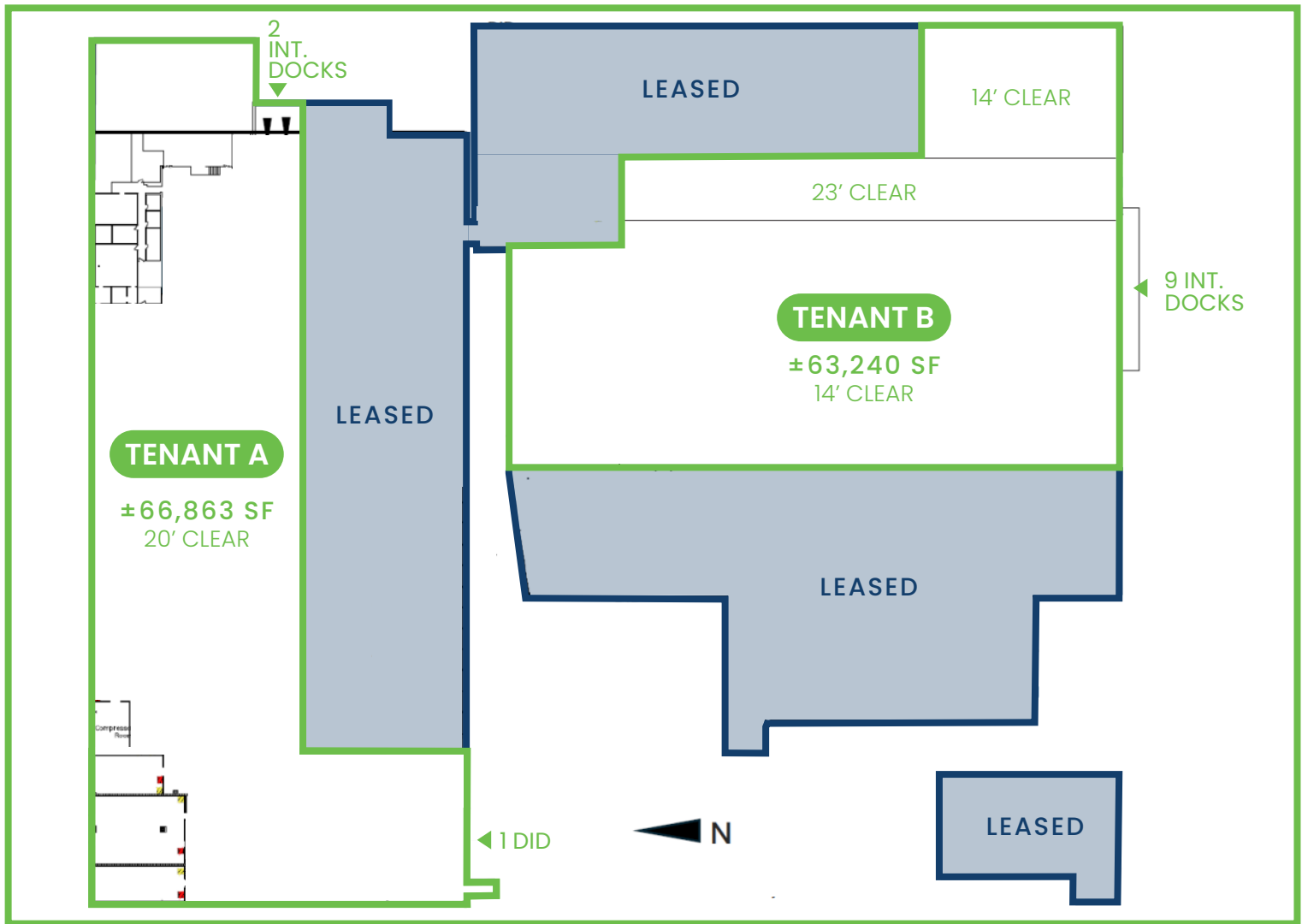


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FLOOR PLAN



HIGHLIGHTS



Rare Industrial Manufacturing Campus Opportunity near Midway Airport & I-55



Cash Flow from In-Place Tenant



Deep Labor Pool | 330,000+ Employees Within 5 Miles of Subject Property



Flexible Design Allows for Both Multi and Single-Tenant Configuration

LOCATION ADVANTAGES



4-7 Minute Drive to I-55 via Pulaski Road or Cicero Avenue, 8 Miles to Chicago CBD



5-Minute Drive to Midway Int. Airport



1 Mile to Orange Line CTA Train Stop on Pulaski Road



3-Minute Walk to CTA Bus Stop on 47th Street, **9-Minute Walk** to CTA Bus Stop on Archer Avenue



7 Intermodal Rail Yards within a **30-Minute Drive**: BNSF (2), CSX (2), Union Pacific (2), & Norfolk Southern (1)



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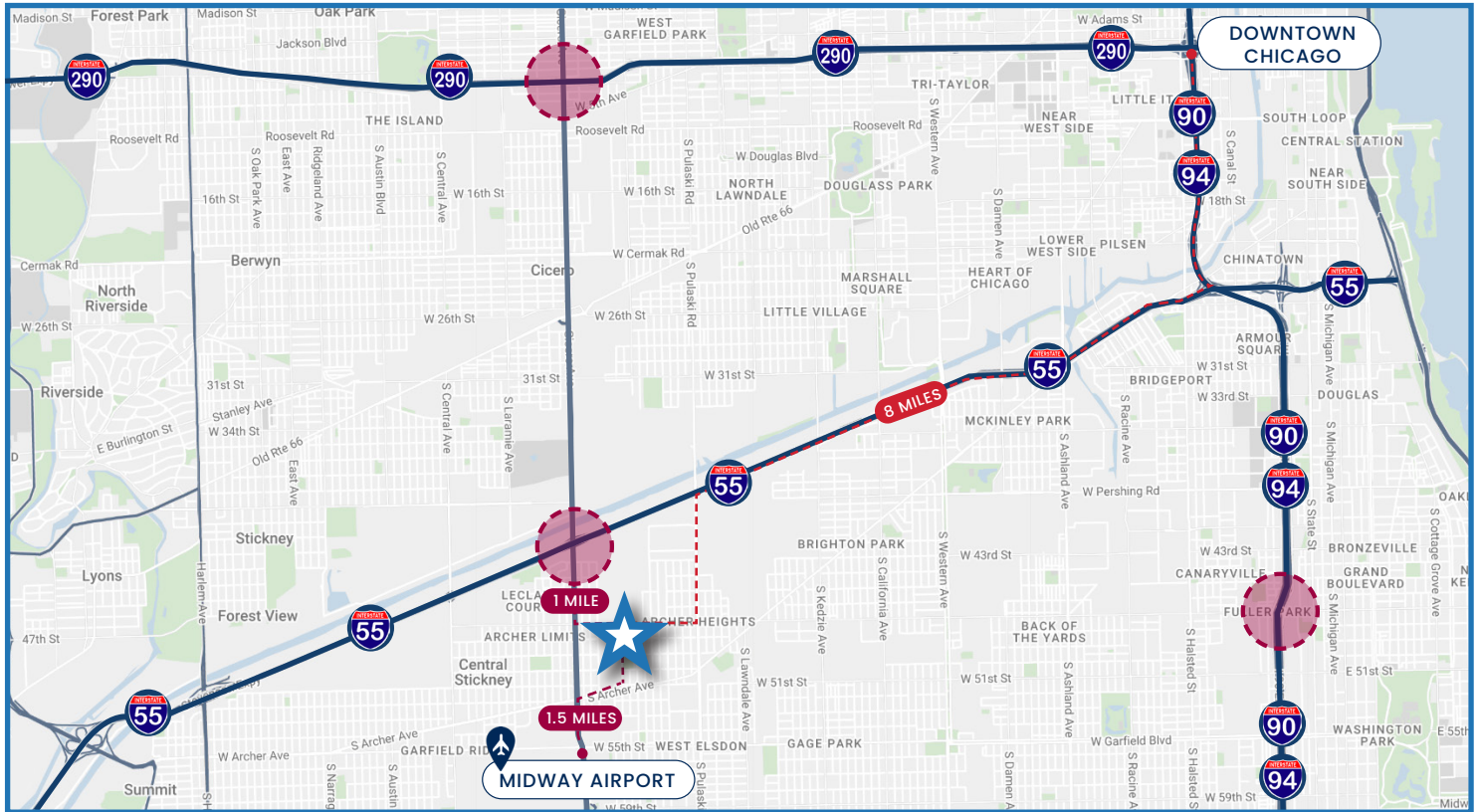
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LOCATION OVERVIEW



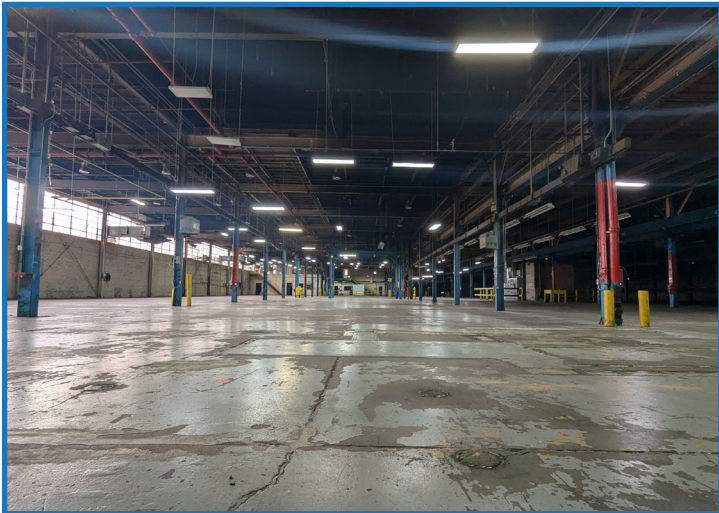
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GARAGE BUILDING



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ZONING DESCRIPTION & USES

M1

LIMITED MANUFACTURING/BUSINESS PARK DISTRICT

The primary purpose of the M1, Limited Manufacturing/Business Park district is to accommodate low-impact manufacturing, wholesaling, warehousing, and distribution activities that occur within enclosed buildings. The district is intended to promote high-quality new development and reuse of older industrial buildings.



PERMITTED USES (BY RIGHT)

COMMERCIAL

- ✓ Animal Services:
 - » Shelters/Boarding Kennels
 - » Veterinary
 - » Stables
- ✓ Building Maintenance Services
- ✓ Business Support Services:
 - » Copying and Reproduction
 - » Business/Trade School
 - » Day Labor Employment Agency
 - » Employment Agencies
- ✓ Communication Service Establishments
- ✓ Eating and Drinking Establishments:
 - » Restaurant, Limited
 - » Restaurant, General
 - » Tavern
- ✓ Entertainment and Spectator Sports:
 - » Indoor Special Event Class A or B
(see Sec. 4-156-550) including incidental liquor sales
- ✓ Financial Services
(except as more specifically regulated)
- ✓ Food and Beverage Retail Sales
- ✓ Office (except as more specifically regulated):
 - » High Technology Office
 - » Electronic Data Storage Center
- ✓ Personal Service
- ✓ Repair or Laundry Service, Consumer
- ✓ Residential Storage Warehouse
- ✓ Retail Sales, General
- ✓ Vehicle Sales and Service:
 - » Car Wash or Cleaning Service
 - » Motor Vehicle Repair Shop
 - » Vehicle Storage and Towing

INDUSTRIAL

- ✓ Manufacturing, Production, and Industrial Service:
 - » Artisan
 - » Limited
 - » General
- ✓ Recycling Facilities:
 - » Class I
- ✓ Warehousing, Wholesaling and Freight Movement
(except as more specifically regulated)

PUBLIC & CIVIC

- ✓ Day Care
- ✓ Parks and Recreation
(except as more specifically regulated)
- ✓ Postal Service
- ✓ Public Safety Services
- ✓ Utilities and Services, Minor

WIRELESS COMMUNICATION FACILITIES

- ✓ Co-located
- ✓ Freestanding (Towers)



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