



CRANE BUILDING FOR SALE/LEASE

5301-5323 S. Western Blvd
Chicago, Illinois

One Oakbrook Terrace
Suite 400
Oakbrook Terrace, Illinois 60181
+1 630 932 1234

PROPERTY HIGHLIGHTS

- Building Size: 249,000 SF
- Available Sizes:
 - Suite 110 (30,000 SF)
 - Suite 130 (49,843 SF)
 - Suite 140 (96,070 SF, div. to 72,581 SF & 23,489 SF)
 - Suite 160 (9,960 SF)
- Mezzanine Size: 59,000 SF (not included in bldg.SF)
- Income in place - **inquire for financials**
- Cranes: (4) 10-ton, (2) 5-ton, 27' under the hook
- Zoning: M-2
- 2023 Real Estate Taxes: \$308,042 (\$1.24/SF)
- Ward/Alderman: 27th / Stephanie Coleman
- Sale Price/Lease Rate: Subject to Offer

hiffman.com



185,873 SF AVAILABLE
FOR LEASE



14' CLEAR
32' CLEAR



100+ AUTO
PARKING SPACES



4 EXTERIOR DOCKS
4 DRIVE-IN DOORS



HEAVY POWER
3-PHASE



8.32 LAND
SITE

Contact

Alex Sutterer

+1 630 693 0644

asutterer@hiffman.com

Joe Bronson

+1 630 317 0725

jbronson@hiffman.com

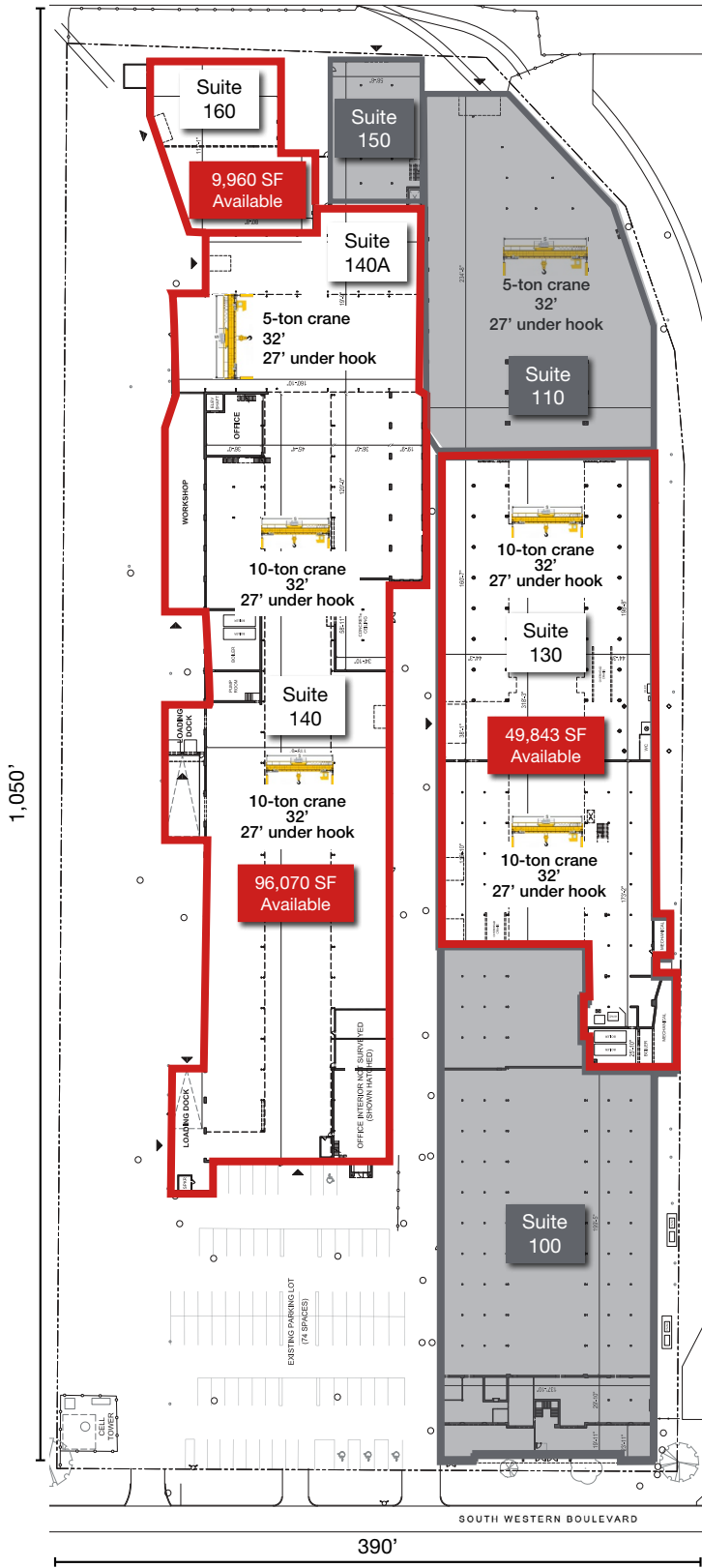
Pat Clifford

+1 630 317 0753

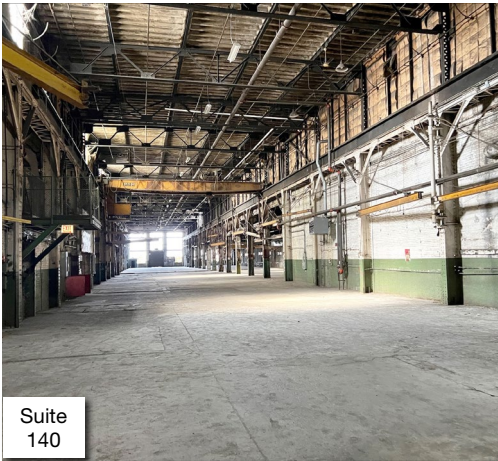
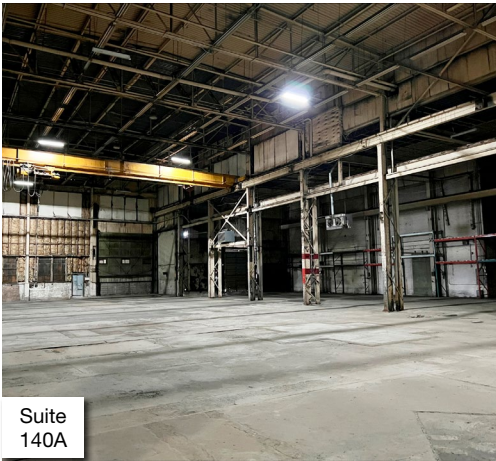
pclifford@hiffman.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

FLOOR PLAN



INTERIOR AND EXTERIOR PHOTOS



LOCATION



185,873 SF
Available
Crane Warehouse
Distribution Space

8.32 Acre Site

