

AVAILABLE

**±82,855 SF
(Divisible)
Manufacturing/
Distribution Space**

6155 S. Harlem Avenue

Chicago, Illinois 60638



DIVISIBLE 42,875 SF &
39,980 SF



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



24 FOOT
CLEAR HEIGHT



4 MILES TO/FROM
MIDWAY INT'L AIRPORT

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SPECIFICATIONS

BUILDING SIZE:	±82,855 SF (Divisible 42,875 SF & 39,980)
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



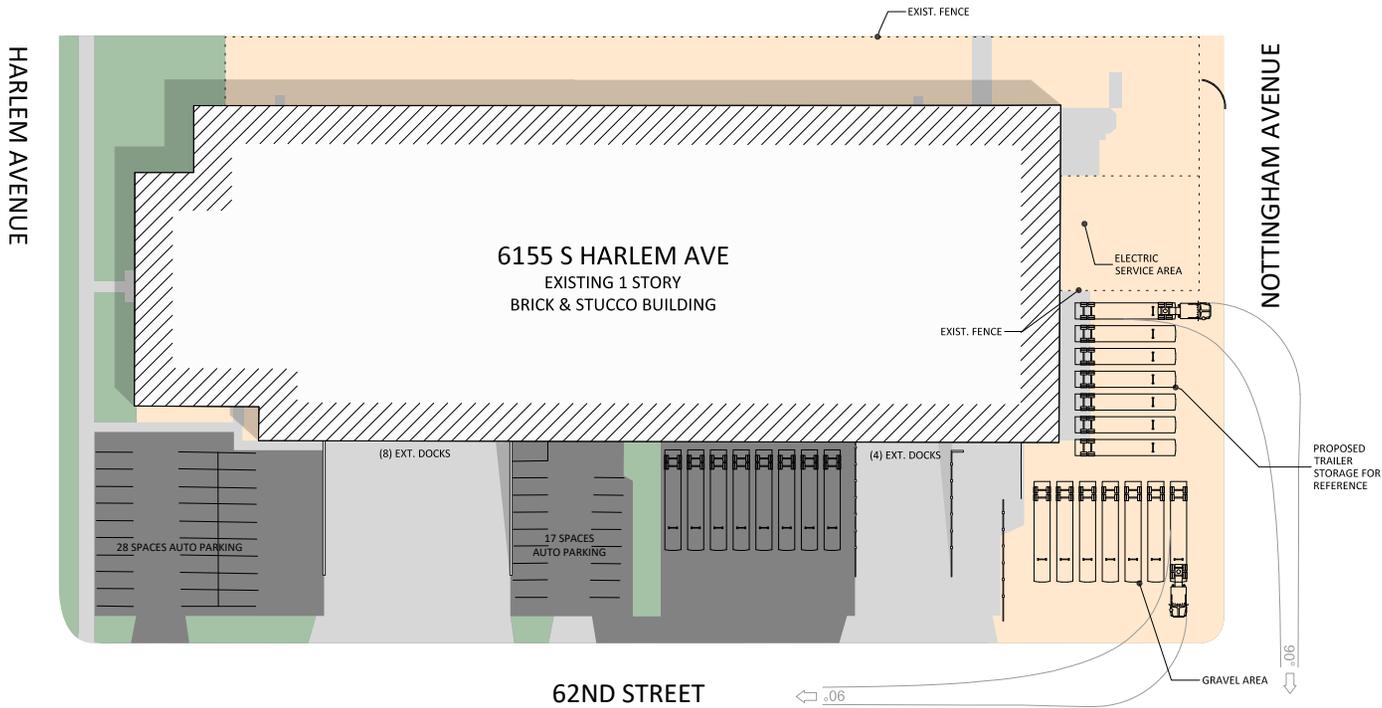
Clean
Warehouse
Space

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



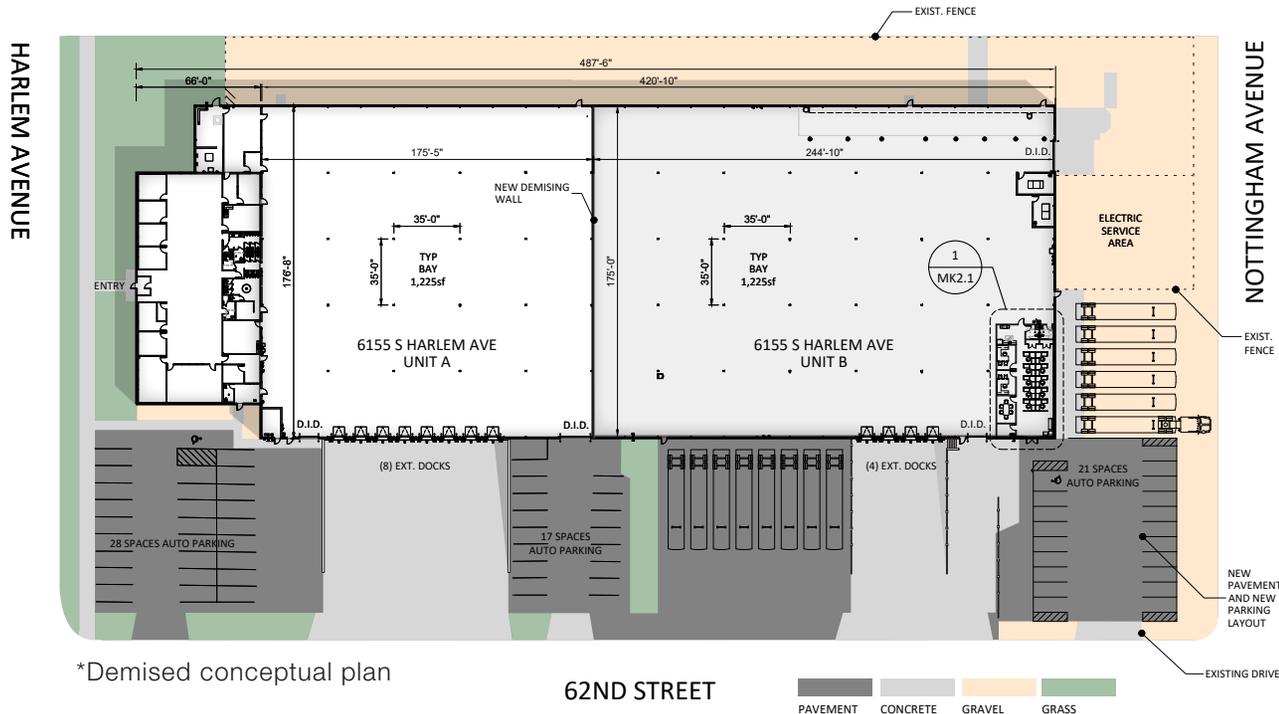
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Updated Office



All existing interior warehouse walls are non-structural and can be removed as needed.



*Demised conceptual plan

KEY DISTANCES

 ±1.3 MILES TO I-55

 ±3.5 MILES TO I-294

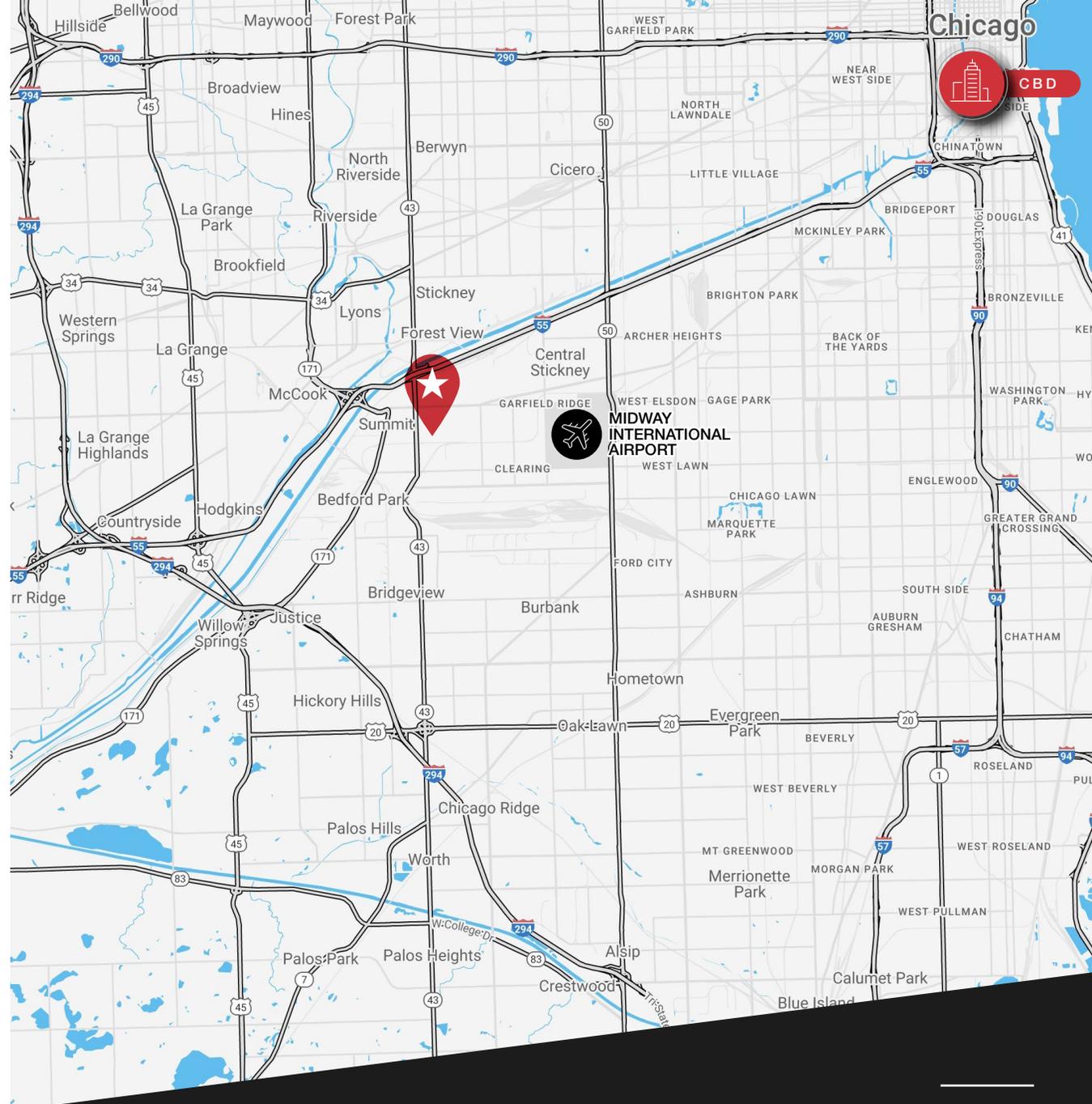
 ±6.5 MILES TO I-290

 ±14.0 MILES TO I-57

 ±19.0 MILES TO I-80

 ±4 MILES TO MIDWAY INT'L AIRPORT

 ±11 MILES TO DOWNTOWN CHICAGO



Institutionally Owned & Managed



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