

AVAILABLE FOR LEASE

3965 W 41ST ST, CHICAGO, IL 60632



OFFERING SUMMARY

| | |
|-----------------------|------------------------------------|
| Building Size | ±4,200 SF (60' x 70') |
| Lot Size | ± 1.16 acres |
| Ceiling Height | 23' at highest point |
| Loading | 4 large drive-in doors (14' x 12') |
| Power | 225A; 3-phase |
| Zoning | M3-3 |
| Lease Rate | Subject to Offer |

PROPERTY HIGHLIGHTS

- Fenced and gated lot
- Air lines throughout
- Second story office
- Floor drains with triple catch basin
- Two 2-ton cranes, 1 gantry crane
- Mechanics pit
- Gas and waste oil heaters
- Radiant floor heat
- Fully insulated building

MARC HALE | Associate | 773.714.2119 | mhale@darwinpw.com
ALI NIX | Associate | 773.714.2128 | anix@darwinpw.com



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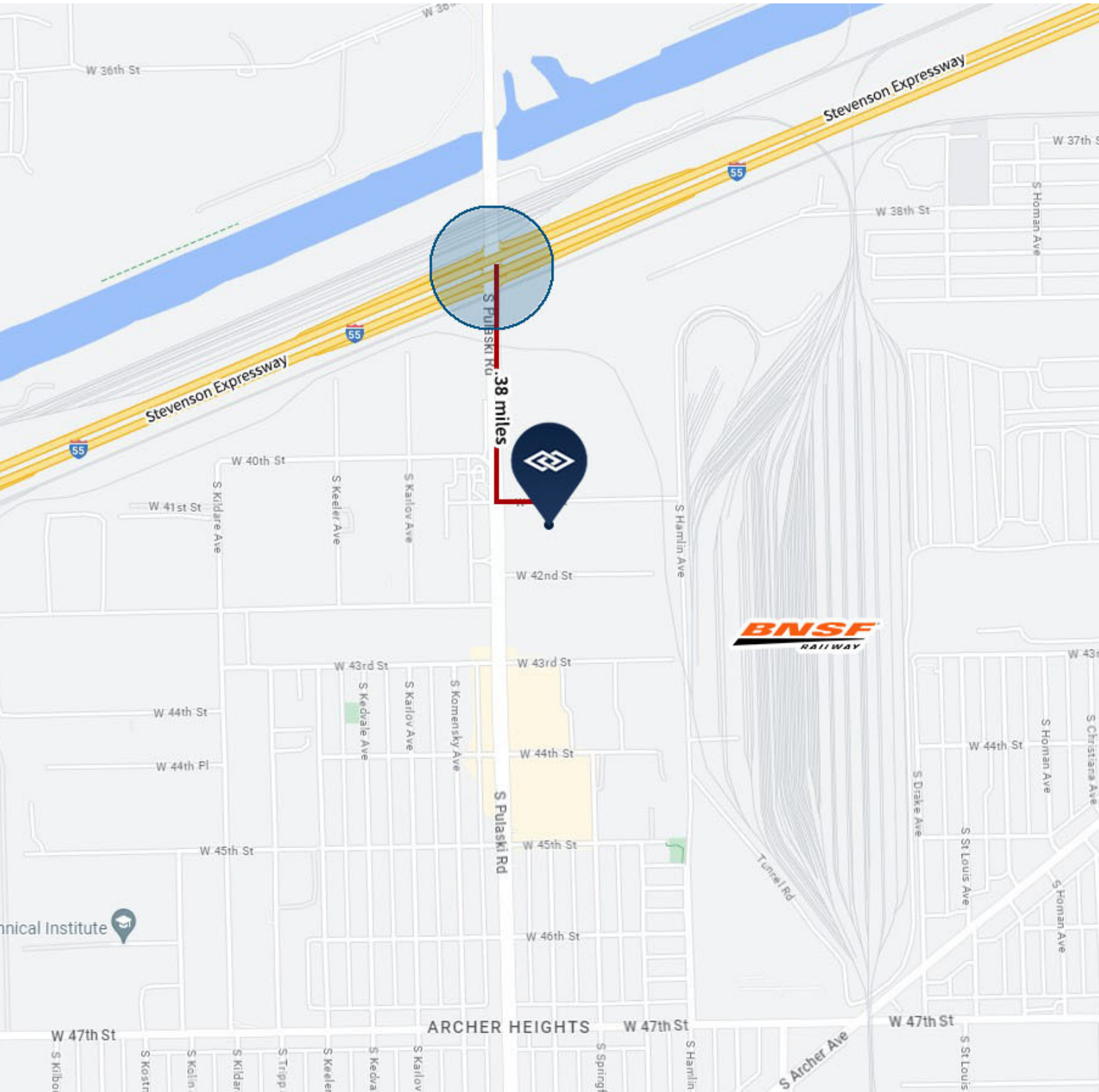
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