

81,916 - 224,878 SF

**FREEZER/COOLER**

**FOR SALE OR LEASE**



**1556 W. 43rd Street**

Chicago, Illinois

One Oakbrook Terrace  
Suite 400

Oakbrook Terrace, Illinois 60181  
+1 630 932 1234

**PROPERTY HIGHLIGHTS**

Available Size: 81,916 - 224,878 SF  
Site Size: 6.81 acres  
Office Size: 11,287 SF  
Freezer/Cooler: 192,942 SF  
Loading: 18 exterior docks  
Ceiling Height: 24' +/- 81,916 SF  
33' +/- 142,964  
Parking: 86 cars / 17 trailers  
Zoning: PMD-8  
Tax Incentive: 6B eligible  
Comments: Allows for multi-tenant configuration

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**CAPITAL INVESTMENTS COMPLETED:**

- New roof: west (2021) and east (2026)
  - New VFD - Booster #8
  - New VFD - Mezz #7
  - New condenser with new VFD
  - New concrete and asphalt site work
  - Exterior paint
  - Exterior wall repair (west side freezer)
  - No Further Remediation letter obtained
  - Filled north dock and installed wall
  - Removed abandoned compressors
  - Partial floor replacement (west side)
  - New warehouse management system
  - Expanded loading dock #12
  - Interior wall demo for freezer consolidation
  - New fire suppression and monitoring (west side)
- ♦ **\$4.5M+ improvements made since 2021**

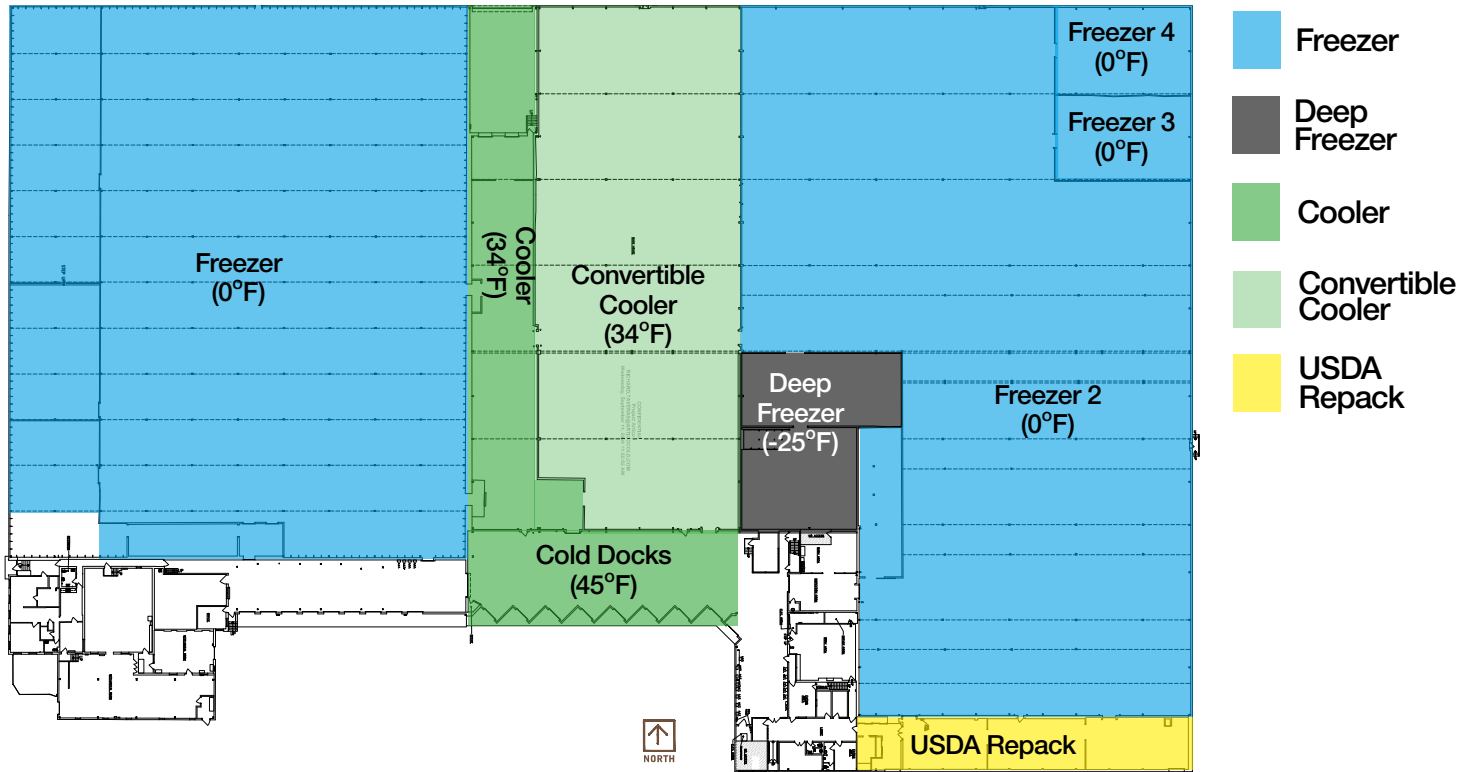
**Contact**

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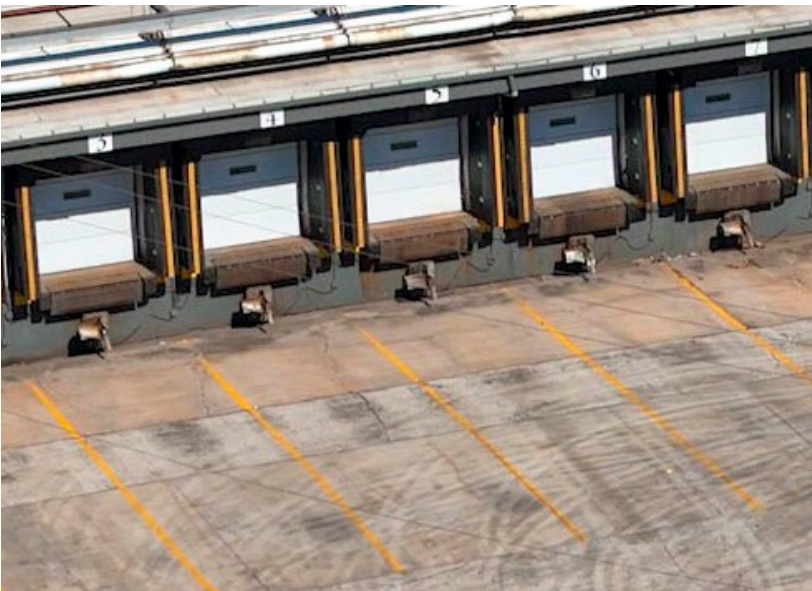
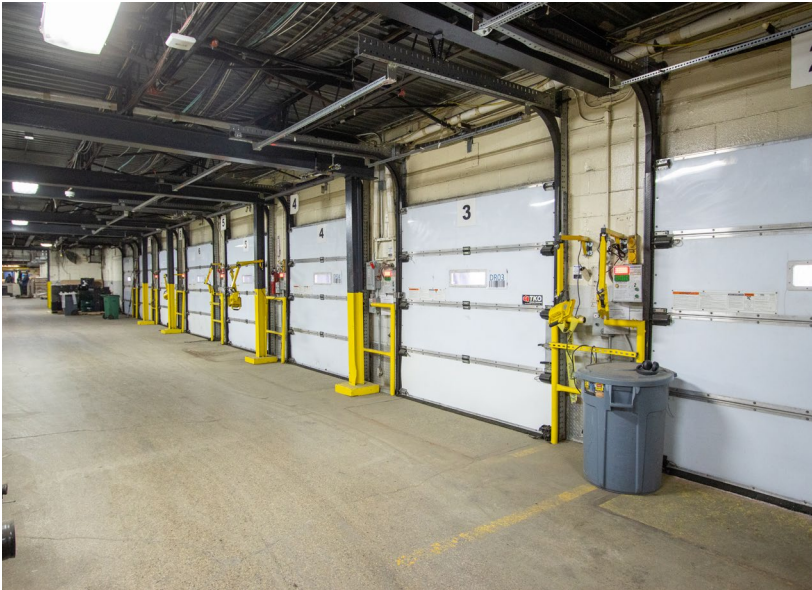
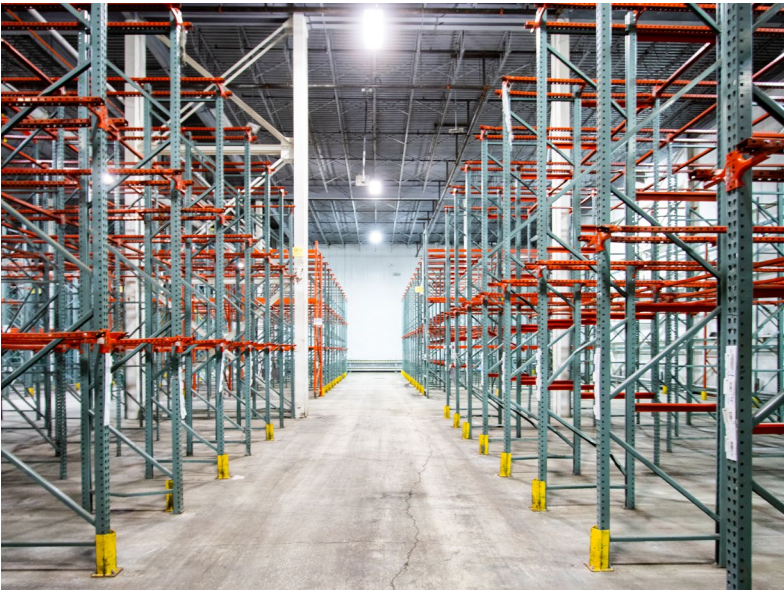
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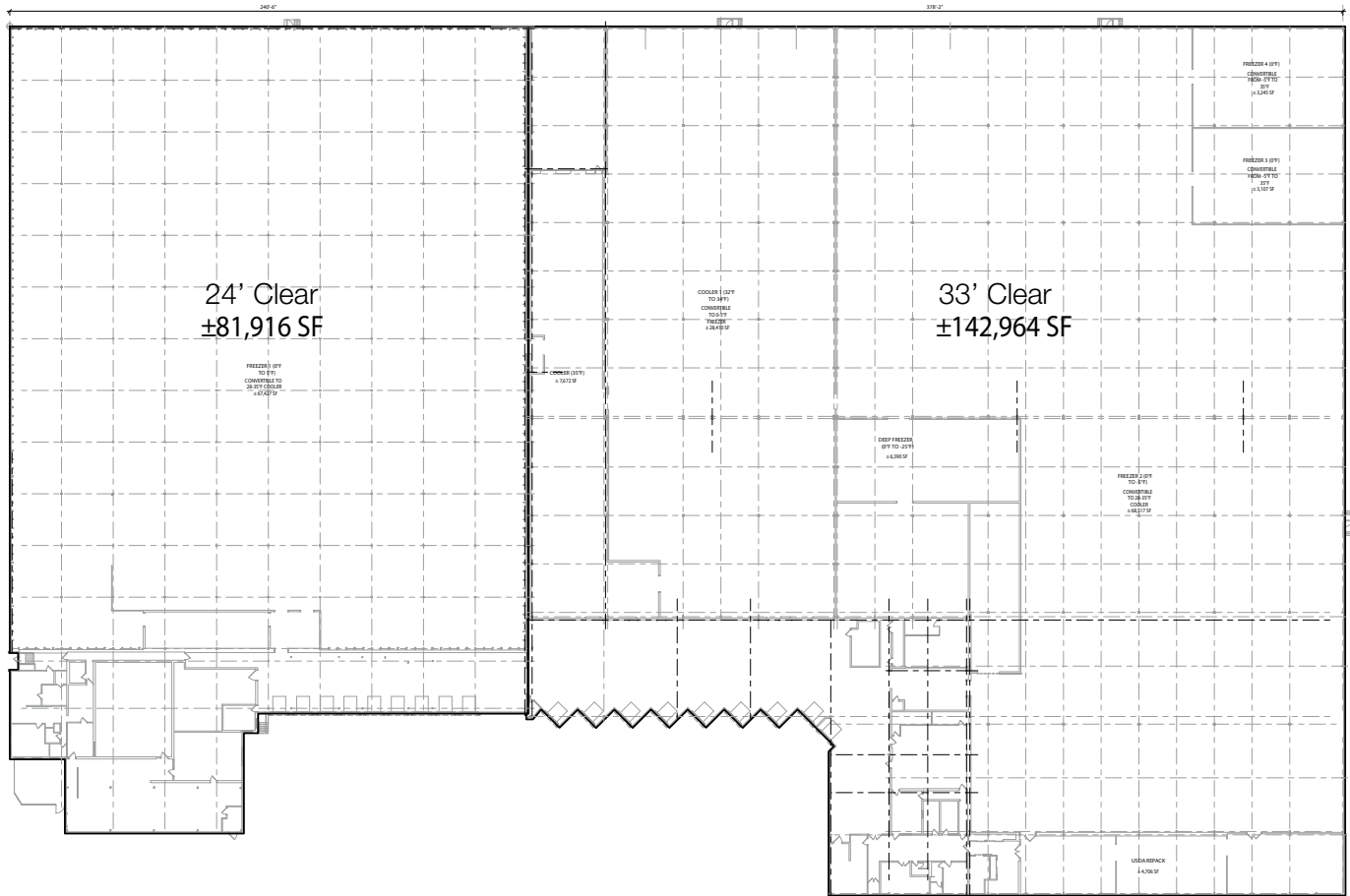


- 40,000 lbs Ammonia System
- Glycol floors in all freezers, and convertible cooler
- Floor drains in USDA and Tempering Rooms
- 6B Tax Incentive eligible
- Multiple temperature configurations possible
- Deep Freeze capable of -25 degree temperatures
- Significant employee wellness infrastructure
- Roof replaced in 2021 and 2026
- New paving
- Upgraded Fire Sprinkler System
- New exterior painting
- Significant upgrades to refrigeration





# Demising Plan



## Contact

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