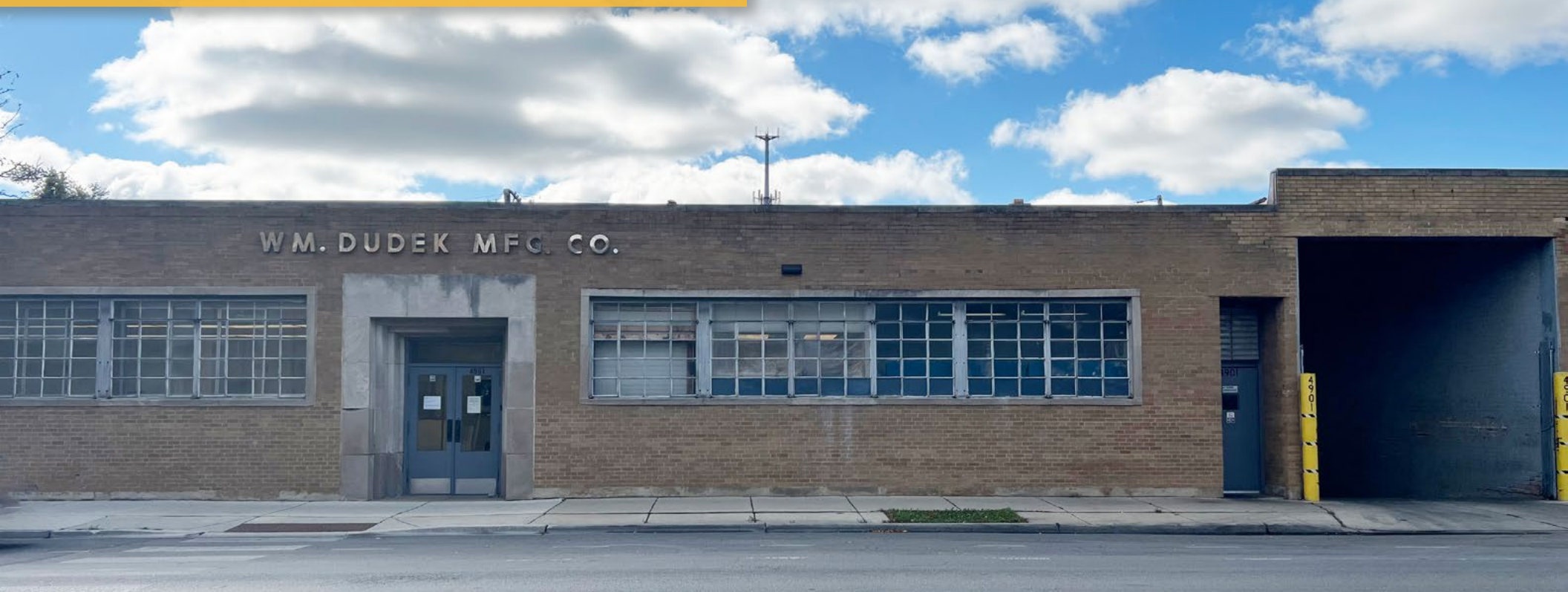


NEWLY REDUCED PRICE
\$1,050,000 (\$56.35 PSF)



FOR SALE: 18,635 SF | 0.45 AC

4901 WEST ARMITAGE AVENUE, CHICAGO, IL

FREE-STANDING, SINGLE-TENANT, CRANE-SERVED BUILDING

PROPERTY HIGHLIGHTS

4901 West Armitage Avenue is a free-standing, single-tenant building with an excellent location on Armitage Avenue off of Cicero Avenue and minutes to I-90. The facility is fully temperature controlled and has manufacturing amenities.

Building Size: 18,635 SF

Office Area: ±2,000 SF

Land Size: 0.45 Acres

Clear Height: 11'

Loading: 1 Interior Dock; 2 Drive-In Doors

Crane(s):

- Abell-Howe ½ ton Cap. Traveling Bridge Crane, S/N: 71-4029-01; with CM Lodestar ½ Ton Cap. Electric Hoist, Trolley, 2-Way Pendant Control, 8 ft. (approx.) Span, 25 ft. (approx.) Travel (No Building Supports)
- Abell-Howe ½ ton Cap. 360-degree Free-Standing Jib Crane, S/N: MC69-B-093; with CM Lodestar ½ Ton Cap. Electric Hoist, Trolley, 15 ft. (approx.) Arm (No Building Supports)
- Abell-Howe ½ ton Cap. Model J902FC Jib Crane, S/N: MC3609; with CM Lodestar ½ Ton Cap. Electric Hoist with Pendant Control, 12 ft. (approx.) Arm (No Building Supports)

Power: 800 Amps @480 Volts

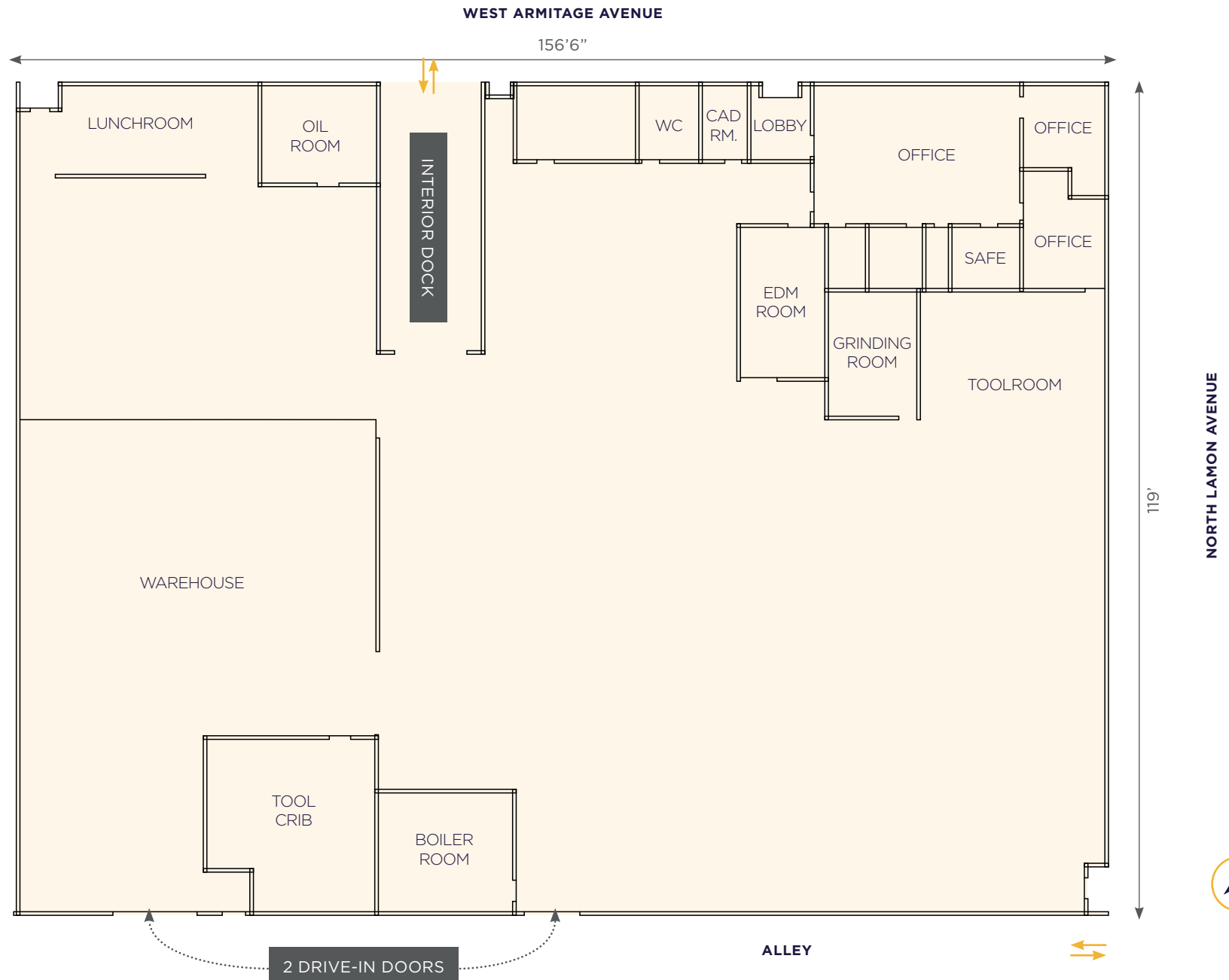
Parking: Street Parking

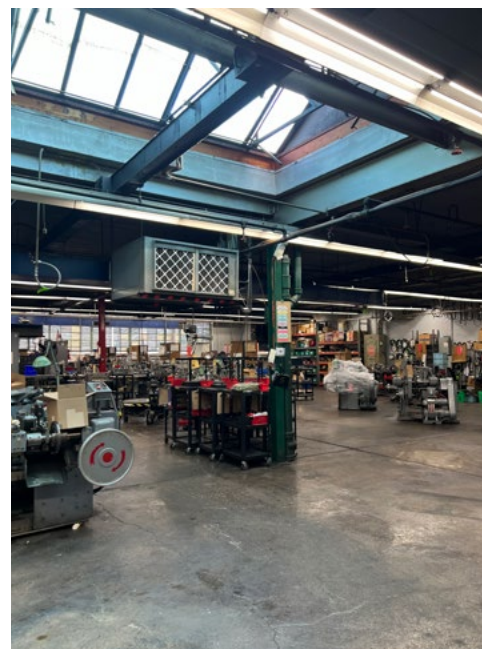
Sale Price: \$1,200,000 (\$64.40 PSF) **\$1,050,000 (\$56.35 PSF)**



SITE PLAN

18,365 SF



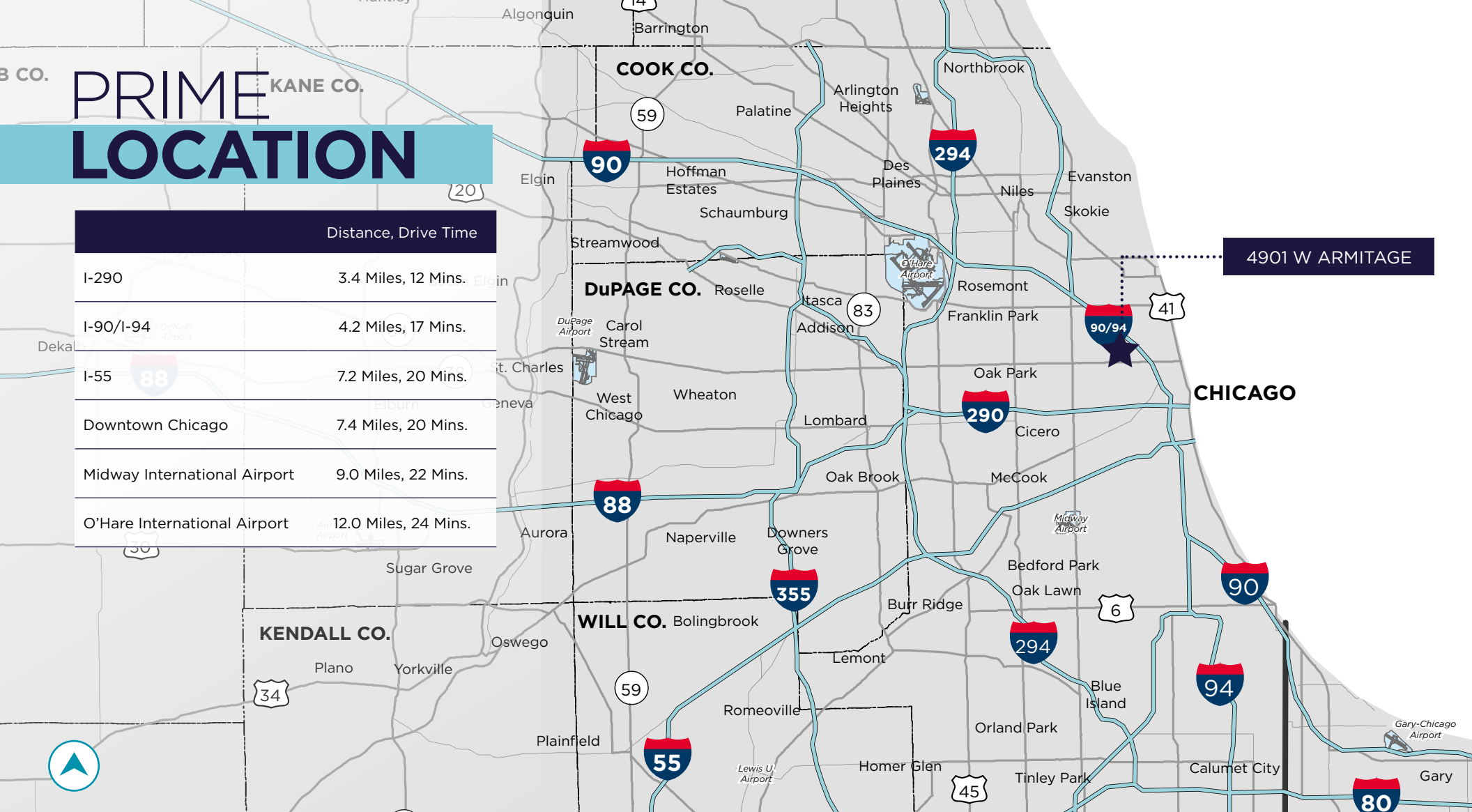




SITE ACCESS

PRIME LOCATION

	Distance, Drive Time
I-290	3.4 Miles, 12 Mins.
I-90/I-94	4.2 Miles, 17 Mins.
I-55	7.2 Miles, 20 Mins.
Downtown Chicago	7.4 Miles, 20 Mins.
Midway International Airport	9.0 Miles, 22 Mins.
O'Hare International Airport	12.0 Miles, 24 Mins.



CONTACT

MICHAEL MAGLIANO

Executive Managing Director

+1 847 518 3259

michael.magliano@cushwake.com

IVAN RAVELO

Associate

+1 773 879 2872

ivan.ravelo@cushwake.com

