

\$10.95/SF NNN
FENCED OUTSIDE STORAGE



Industrial Space

Property Details

Building Size	64,340 SF
Land Site	4.51 Acres
Office Size	7,000 SF (2-story)
Clear Height	16' -24'
Docks	2 interior
Drive-in doors	1 DID
Car parking	137 surface car spaces
Power	2,500a/480v
Zoning	M1
Sprinklers	Wet
Lease Rate	\$10.95/SF NNN
Real Estate Taxes:	\$2.46/SF (6B tax incentive in place)
CAM:	\$0.92/SF
Insurance:	\$0.20/SF



Fully secured, concrete outside storage



Quick access to I-294 via 95th & Cicero Ave.



Proximity to restaurants and shopping



Access to sizable and skilled labor force

PROFESSIONALLY OWNED AND MANAGED BY



CLEAR HEIGHT
PROPERTIES

Zeke Rowan, Principal

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Adam Haefner, Principal

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Martin Mikaitis, Principal

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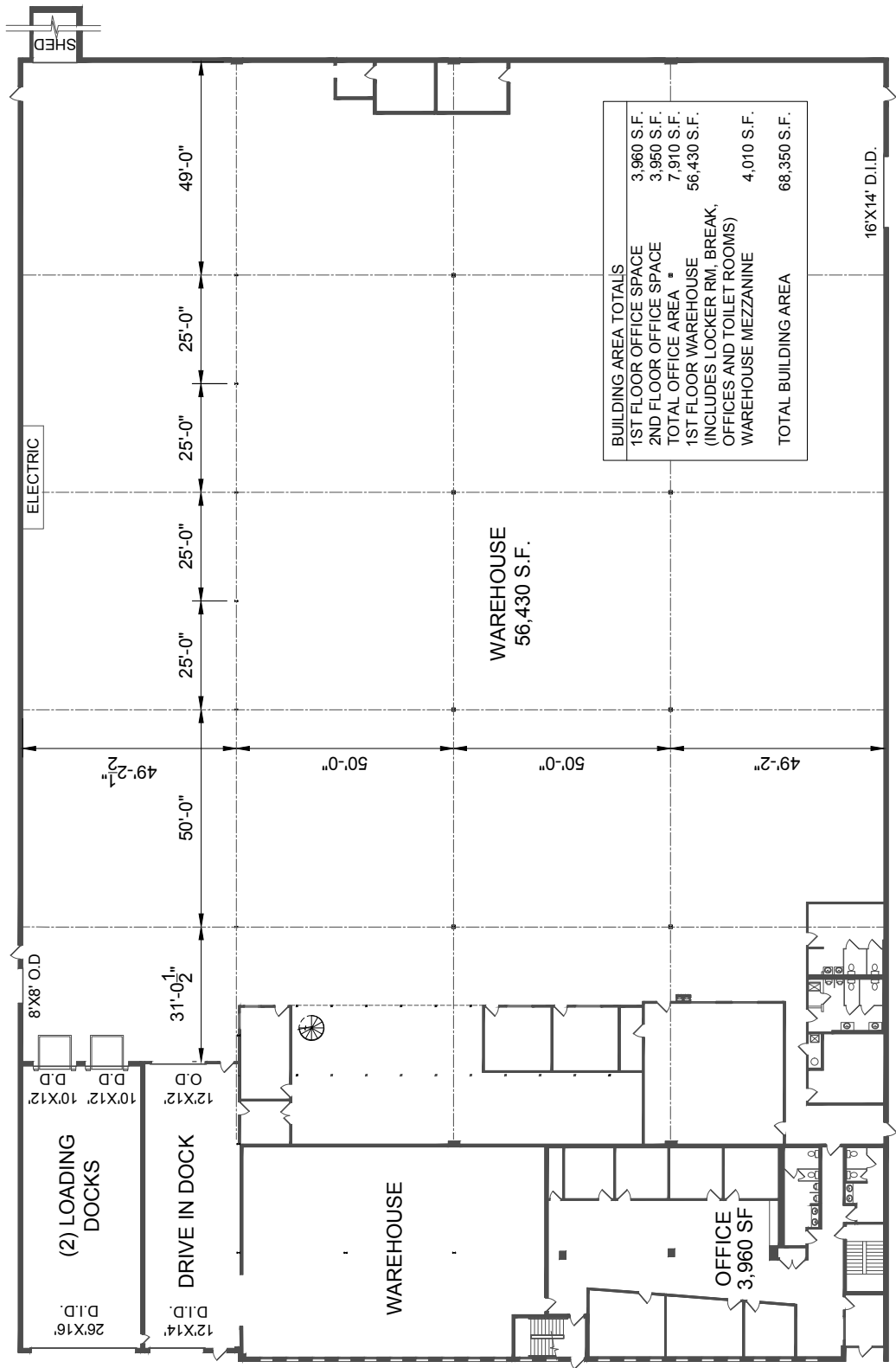
Nick Fazio, Associate

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D: +1 847 232 8604
M: +1 312 860 1577

Floor Plan

64,340 SF For Lease

9999 S. Virginia Avenue
Chicago Ridge, IL 60415



9999 S. VIRGINIA AVENUE
CHICAGO RIDGE, IL 60415

FIRST FLOOR AREA - 60,390 S.F.
TOTAL BUILDING AREA - 68,350 S.F.



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Building Photos

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Aerial Photo

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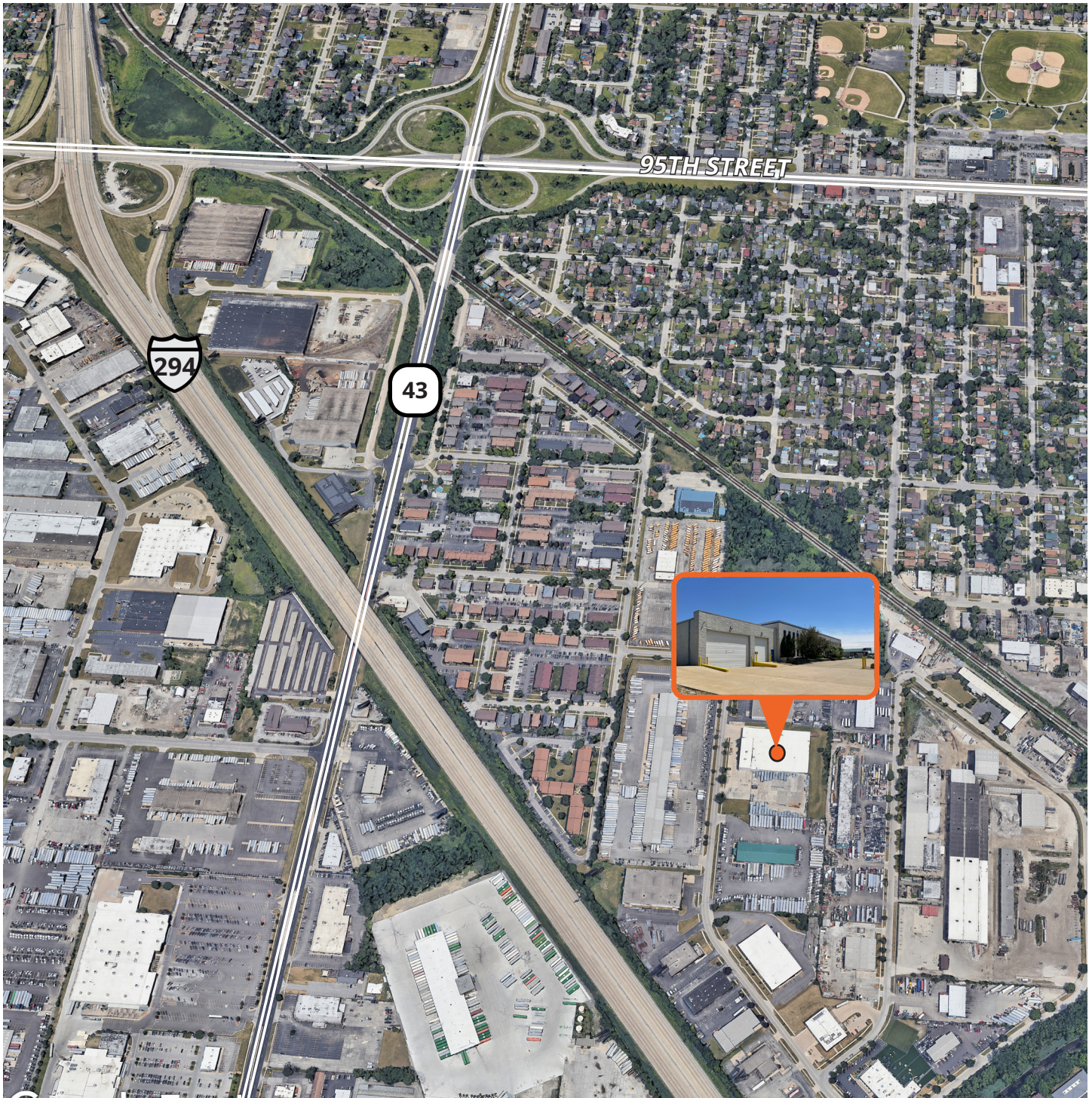
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