

# For Sale or Lease

41,237 SF  
Warehouse Space



## 2155 S. Carpenter Street Chicago, Illinois 60608

### PROPERTY HIGHLIGHTS

- High-end office finishes
- Bow truss, low column count
- New roof and roof insulation
- Zoning: C3-2
- Immediate access to I-55, I-90/94 & CBD
- Strong labor pool
- Abundant amenities within walking distance
- Enterprise / Empowerment Zone
- Phenomenal street frontage along Cermak
- Sale Price: \$3,950,000 (\$95.79/SF)
- Lease Rate: \$11.50/SF Modified Gross



41,237 SF  
AVAILABLE



4,108 SF  
OFFICE



5 DOCKS



1,200 AMPS  
480 VOLTS



15'6"-26' CEILING  
HEIGHT



1.1 ACRES

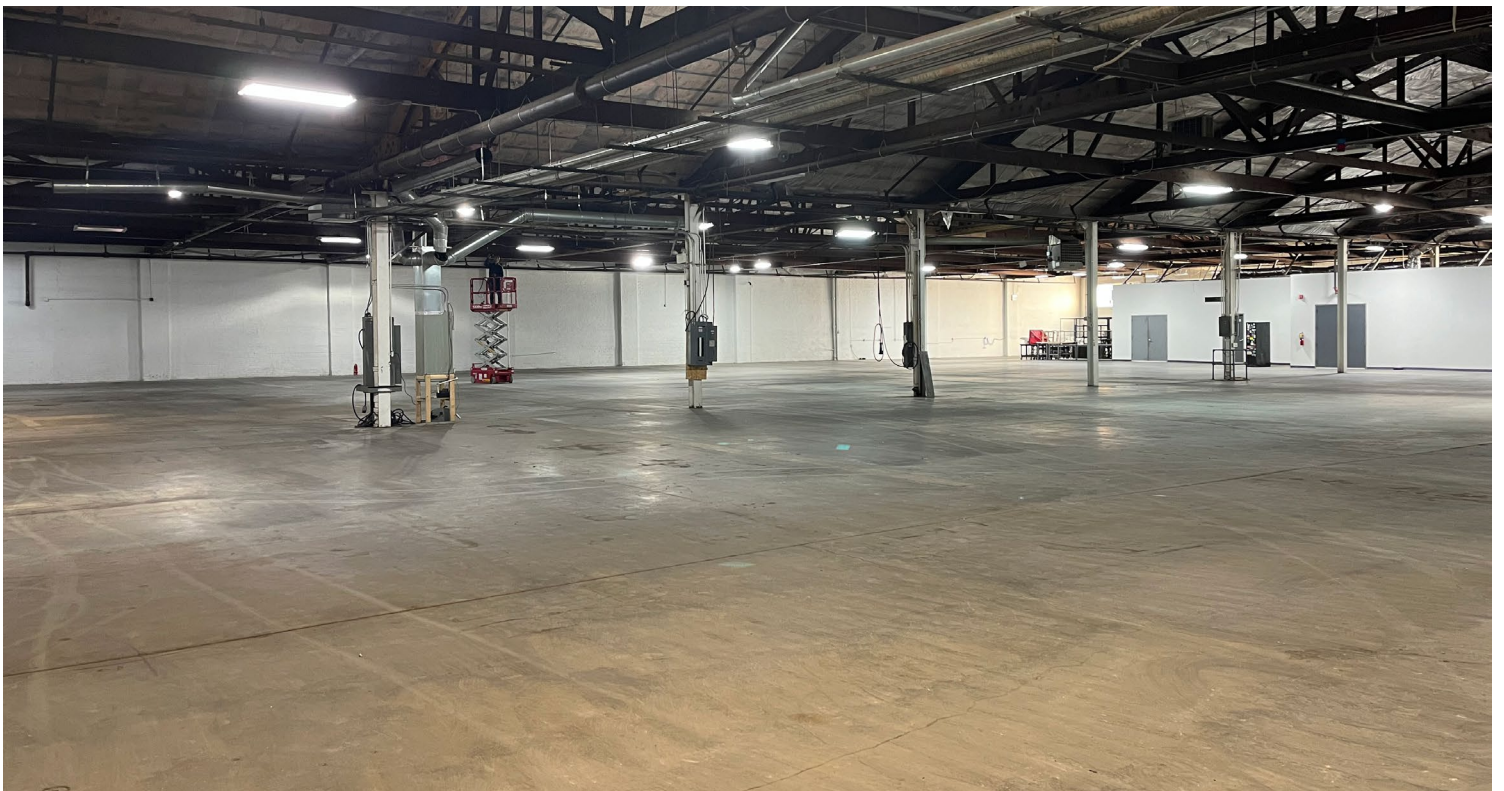
### Contact

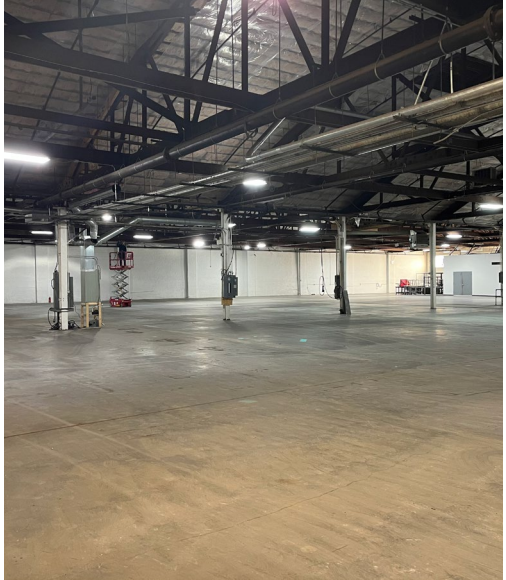
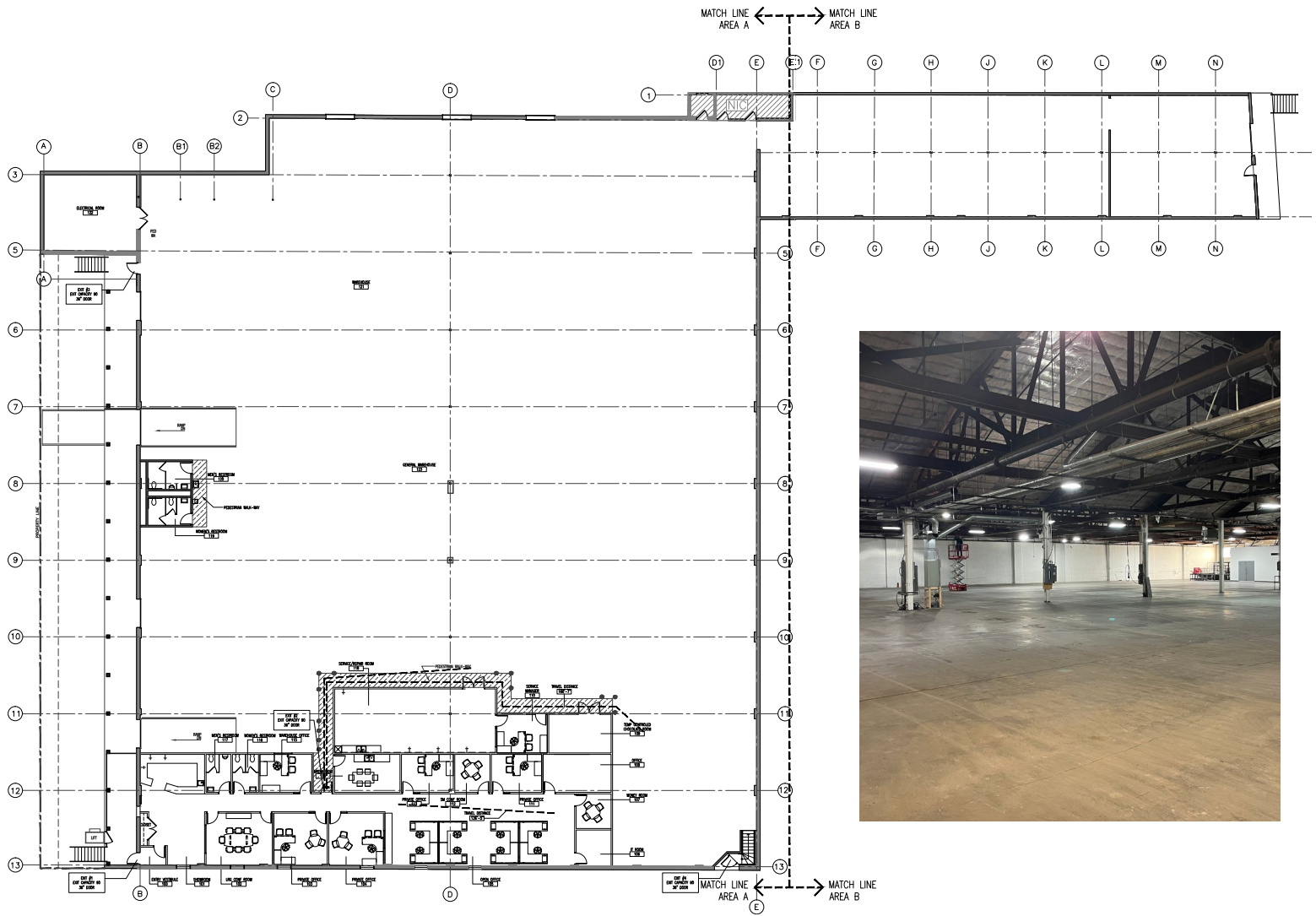
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PROXIMITY  
TO MIDWAY INT'L  
AIRPORT



STRONG SKILLED  
LABOR POOL



COMPETITIVE  
RENTAL RATES



PROXIMITY TO  
EXPRESSWAYS



CUSTOMIZABLE  
SPACES AVAILABLE



CALL TO SCHEDULE A TOUR

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