

# 4460 West Lexington Street, Chicago IL 60624

## 12,439 SF Industrial Building / Sale Price: \$2.7 M



- 12,439 SF partial 3-story building
- Rare free-standing clear span building
- Class B manufacturing building
- .28 Acres
- New construction built 2009
- Unparalleled I-290 billboard exposure w/ 1M+ weekly impressions/views
- Potential for billboard revenue
- Overhead Crane
- Elevator / Smoke Detector
- Air Conditioning
- 23.6' clear height
- Two 14ft high door loading docks
- 14ft drive-in / grade-level door
- Drive in/grade level door
- 800-amp 240v / 120v three-phase
- 480v / 277v set-up transformer
- Zoning Code: M1-2 (Manufacturing)
- Property Tax Assessed: \$154,500  
Parcel #: 16-15-306-040-0000



### Existing Billboards / Signage (able to customize as needed)

- North facing billboard 21 x 50
- West facing billboard 21 x 24
- Potential for billboard revenue
- Unobstructed frontage on I-290 (Eisenhower Expressway)
- Viewable from Eastbound **AND** Westbound traffic
- Located between Cicero Ave and Kildare Ave exits
- 1M+ weekly impressions/views

For more information contact owner: 312.927.0444