



**43,000 sf industrial building**  
**Units of all sizes available**

## Property highlights

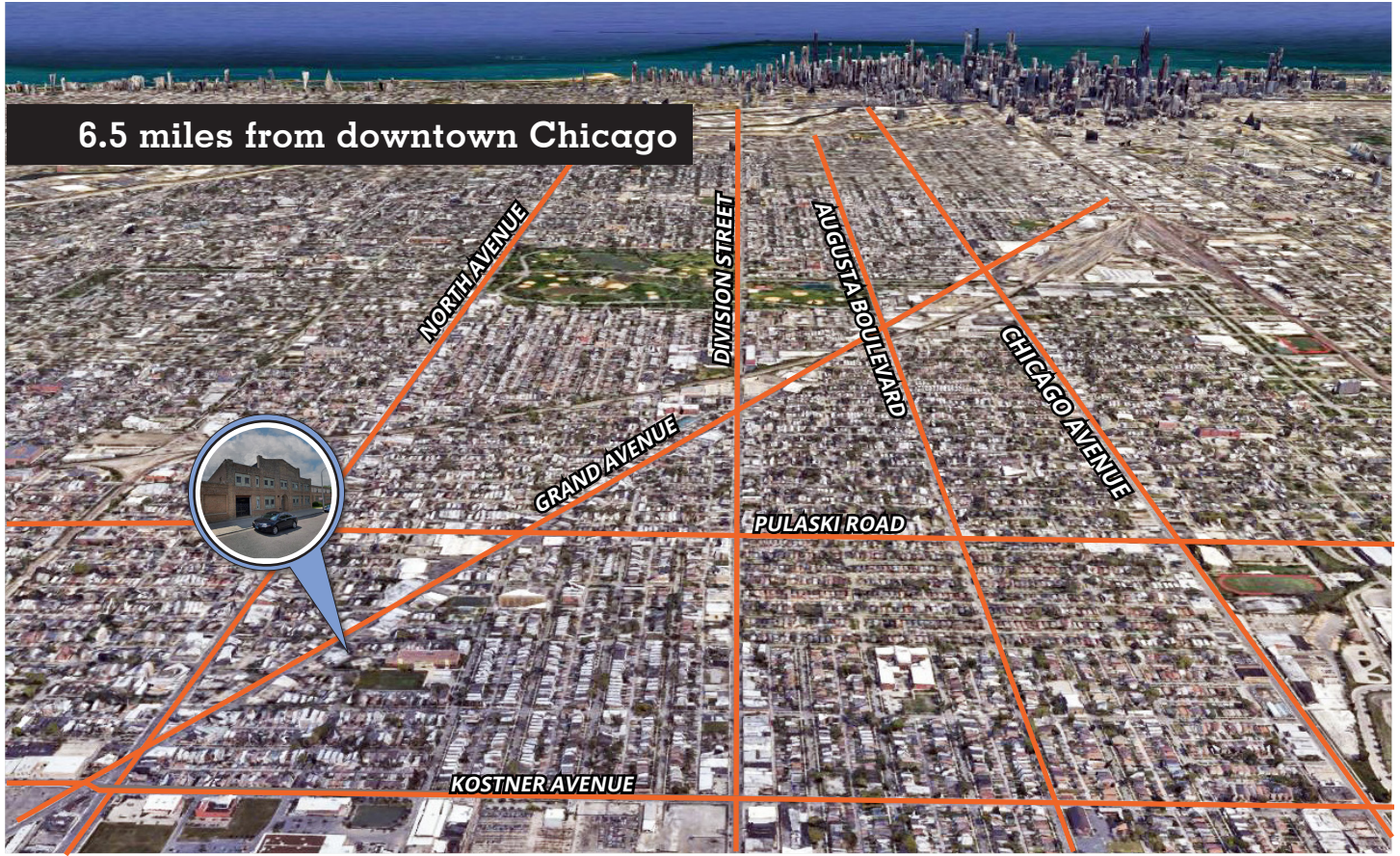
<b>SF available</b>	2-story 43,000 sf (32,000 on 1st flr)	<b>Power</b>	1,600 amps
<b>SF office</b>	+/- 5,000	<b>Heat</b>	Gas unit heaters
<b>Land site</b>	34,000 sf	<b>Sprinklers</b>	Yes
<b>Ceiling height</b>	up to 17' clear, 17' w/crane bay	<b>Parking</b>	12 spaces
<b>Loading</b>	3 docks w/multiple drive-in doors	<b>Lease rate</b>	\$10.00 psf gross
<b>Year built</b>	1943	<b>Sale price</b>	Subject to offer
<b>Construction</b>	Masonry	<b>Alderman</b>	Roberto Maldonado
<b>Taxes (2020)</b>	\$31,000	<b>Comments</b>	2,000 lb elevator, skylights
<b>Parcel IDs</b>	1603216001, 1603216002, 1603216003		

## For further information

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## Why Chicago?

- Chicago is the most diverse manufacturing city in the United States, listed .83 on Moody's Industrial Index.
- Chicago claims the second-most Global 500 headquarters (10) in the United States.
- Chicago is home to the second-most Fortune 500 headquarters (36) in the United States.
- Chicago possesses the 8th most high-tech jobs in the United States with 251,284.



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incentives available

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