

For Sale or Lease 4201-4223 W Grand Avenue Chicago, IL 60651

43,000 sf industrial building Units of all sizes available

Property highlights

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

For further information

Steven A Kohn, SIOR Principal, Industrial Practice Group steven.kohn@avisonyoung.com D +1 847 849 1912 M +1 847 341 6048

avisonyoung.com

© 2024. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Available for Sale or Lease



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.



Take the video tour



Visit the website



Zoned C1-1 Commercial Zoning



Enterprise, Opportunity, Hub Zone, Invest Southwest incentives available

For further information

Steven A Kohn, SIOR Principal, Industrial Practice Group steven.kohn@avisonyoung.com D +1 847 849 1912 M +1 847 341 6048



© 2024. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.