

**INDUSTRIAL  
BUILDING  
FOR SALE  
OR LEASE**

**±30,000 SF  
ON ±2.10 AC**

Gated Yard for  
Ample Car and  
Trailer Parking

Outside  
Storage  
Capabilities



**TRANSWESTERN**

REAL ESTATE  
SERVICES

# 610 W 81<sup>ST</sup> ST & 8100-42 S WALLACE ST

Chicago, IL 60620

[Property Website](#)



## SPECIFICATIONS

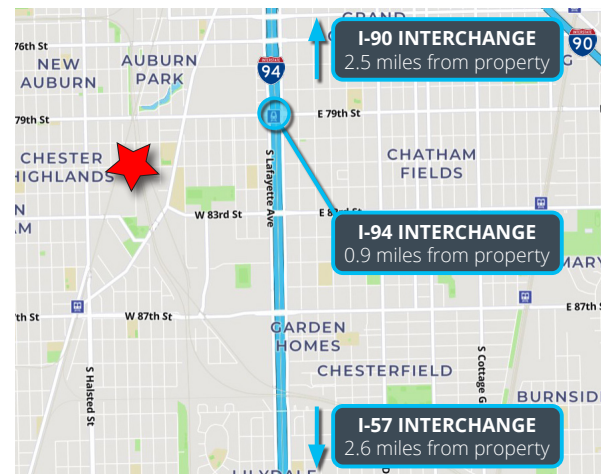
- Buildings Size: ±30,000 SF
- Land Area: ±2.10 AC
- Office Size: ±2,000 SF
- Ceiling Height: 12' - 17'
- Loading Docks: 3 Exterior
- Drive-in Doors: 10+
- Power: 480-1200 Amps 3 Phase
- Sprinklers: Wet
- Zoning: M1-2 (Manufacturing)
- Year Built: 1950's (with additions since)
- Construction: Steel & Masonry
- HVAC: Gas-fired Suspended Heaters and A/C Wall Units

## HIGHLIGHTS

- Gated yard for ample car and trailer parking
- Additional (non-adjacent) lot with 20+ slips for trailer parking
- Outside storage capabilities
- Less than one mile from I-94
- Proximity to other major expressways

## PRICING

- CAM: \$0.50 PSF (2024 Est.)
- TAX: \$1.33 PSF (2024 Est.)
- **Lease Rate: \$9.00 PSF NNN**
- **Sale Price: Subject to Offer**



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## PROPERTY AERIAL



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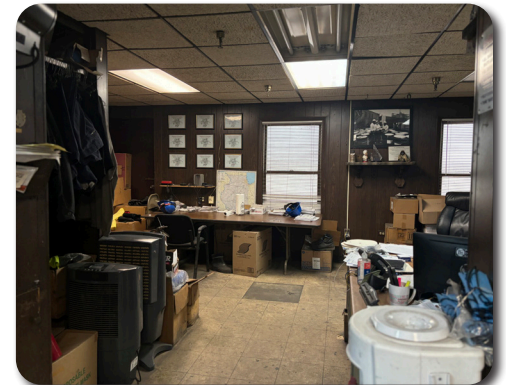
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## PROPERTY PHOTOS



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