

# FOR SALE OR LEASE

## MULTI-BUILDING INDUSTRIAL CAMPUS



**4800-4850 S. KILBOURN AVENUE | CHICAGO, IL**

### PROPERTY SPECIFICATIONS

<b>Available For Lease:</b>	4800 S. Kilbourn: ± 66,863 SF 4850 S. Kilbourn: ± 63,240 SF	<b>Electrical Power:</b>	± 5,500 Amps, 277 & 480 Volts
<b>Total Building Area:</b>	± 237,694 SF 4800 S. Kilbourn: ± 101,699 SF 4850 S. Kilbourn: ± 129,797 SF Garage Building: ± 6,198 SF	<b>Ceiling Height:</b>	14' - 41' Clear
<b>Office Area:</b>	± 5,500 SF	<b>Off-Street Parking:</b>	± 154 Spaces
<b>Total Land Area:</b>	± 8.58 Acres	<b>Zoning:</b>	M1 - Manufacturing
<b>Construction:</b>	Masonry & Steel	<b>PINs:</b>	19-10-104-022-0000 19-10-104-026-0000 19-10-104-027-0000
<b>Year Built:</b>	1961	<b>Alderman   Ward:</b>	Jeylu B. Gutierrez 14 <sup>th</sup> Ward
<b>Overhead Bridge Cranes:</b>	4 Total 4800 S. Kilbourn: (2) 15-Ton & (1) 12 ½-Ton 4850 S. Kilbourn: (1) 3-Ton	<b>Lease Rate:</b>	\$5.75 per SF Net
<b>Total Loading:</b>	12 Int. Docks, 3 Short-Truck Docks, & 8 DIDs 4800 S. Kilbourn: 4 Int. Docks & 2 DIDs 4850 S. Kilbourn: 8 Int. Docks, 3 Short-Truck Docks, & 5 DIDs	<b>RE Taxes (2023):</b>	\$1.32 per SF = \$313,588
<b>Garage Building:</b>	1 DID	<b>CAM &amp; Insurance:</b>	\$0.51 per SF
		<b>Sale Price:</b>	Subject to Offer



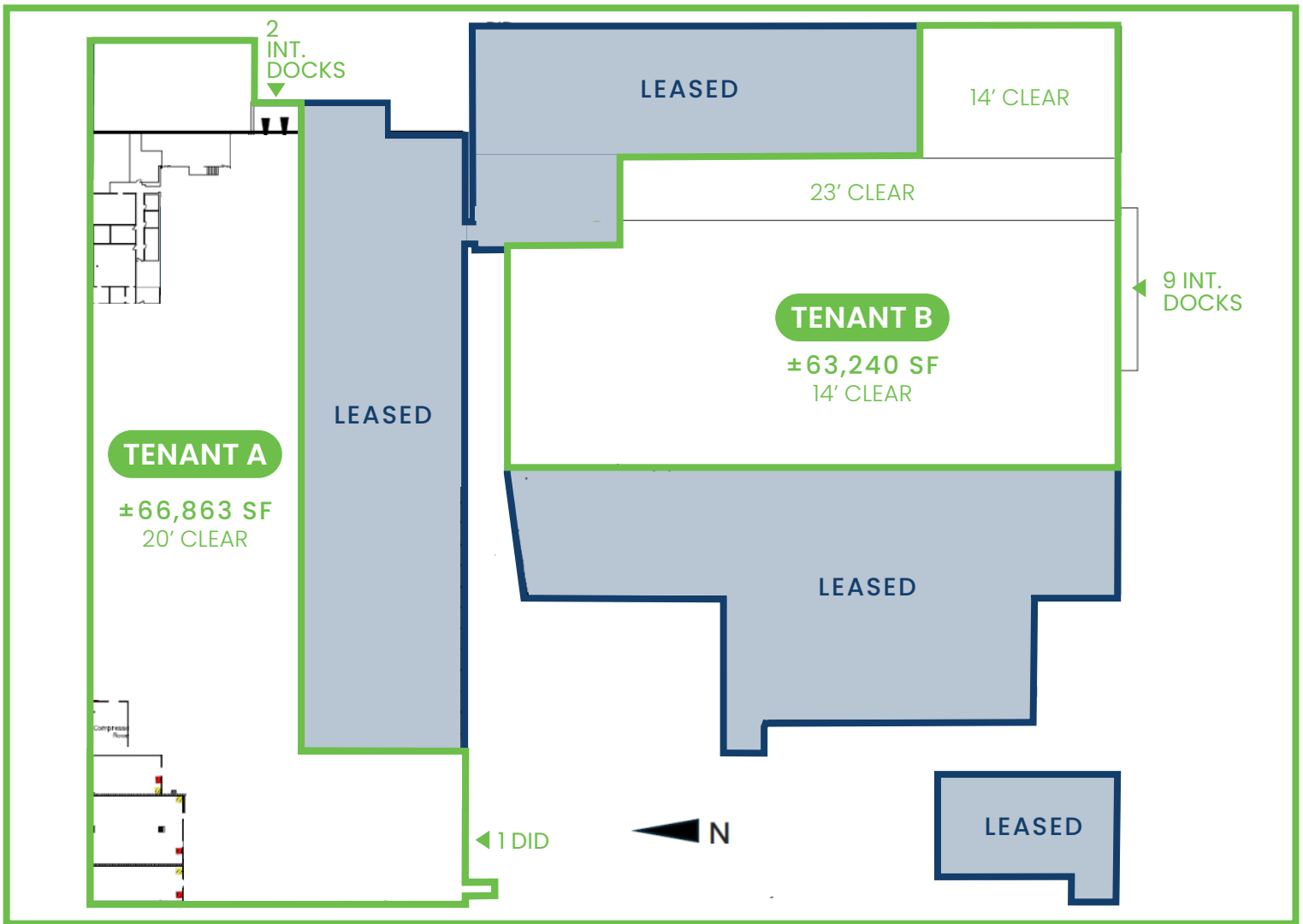
**FRANK MELCHERT**  
(312) 766-4281  
frank@cawleycre.com

**STEVAN ARANDJELOVIC**  
(312) 766-4284  
stevan@cawleycre.com

**SIMON PORRAS**  
(312) 702-1189  
simon@cawleycre.com

DISCLAIMER: The information contained in this marketing brochure has been secured from sources we believe to be reliable. All information is presented "as is" and Cawley CRE makes no representations or warranties, expressed or implied, as to the accuracy of the information. All information references to, but not limited to, acreage, square footage, age and other measurements are approximations, based on reliable sources. All interested parties to purchase, or to lease, should conduct an independent, thorough, investigation of the property, and verify all information. Any reliance to the information contained within this marketing material is solely at your own risk, and the interested party bears all risk for any inaccuracies. The property owner reserves the right, at its sole discretion, to reject any offer or expressions of interest, and/or to terminate, or withdraw status of availability, at any time, without notice.






# FLOOR PLAN



## HIGHLIGHTS

-  Rare Industrial Manufacturing Campus Opportunity near Midway Airport & I-55
-  Cash Flow from In-Place Tenant
-  Deep Labor Pool | 330,000+ Employees Within 5 Miles of Subject Property
-  Flexible Design Allows for Both Multi and Single-Tenant Configuration

## LOCATION ADVANTAGES

-  4-7 Minute Drive to I-55 via Pulaski Road or Cicero Avenue, 8 Miles to Chicago CBD
-  5-Minute Drive to Midway Int. Airport
-  1 Mile to Orange Line CTA Train Stop on Pulaski Road
-  3-Minute Walk to CTA Bus Stop on 47<sup>th</sup> Street, 9-Minute Walk to CTA Bus Stop on Archer Avenue
-  7 Intermodal Rail Yards within a 30-Minute Drive: BNSF (2), CSX (2), Union Pacific (2), & Norfolk Southern (1)



**FRANK MELCHERT**  
 (312) 766-4281  
 frank@cawleycre.com

**STEVAN ARANDJELOVIC**  
 (312) 766-4284  
 stevan@cawleycre.com

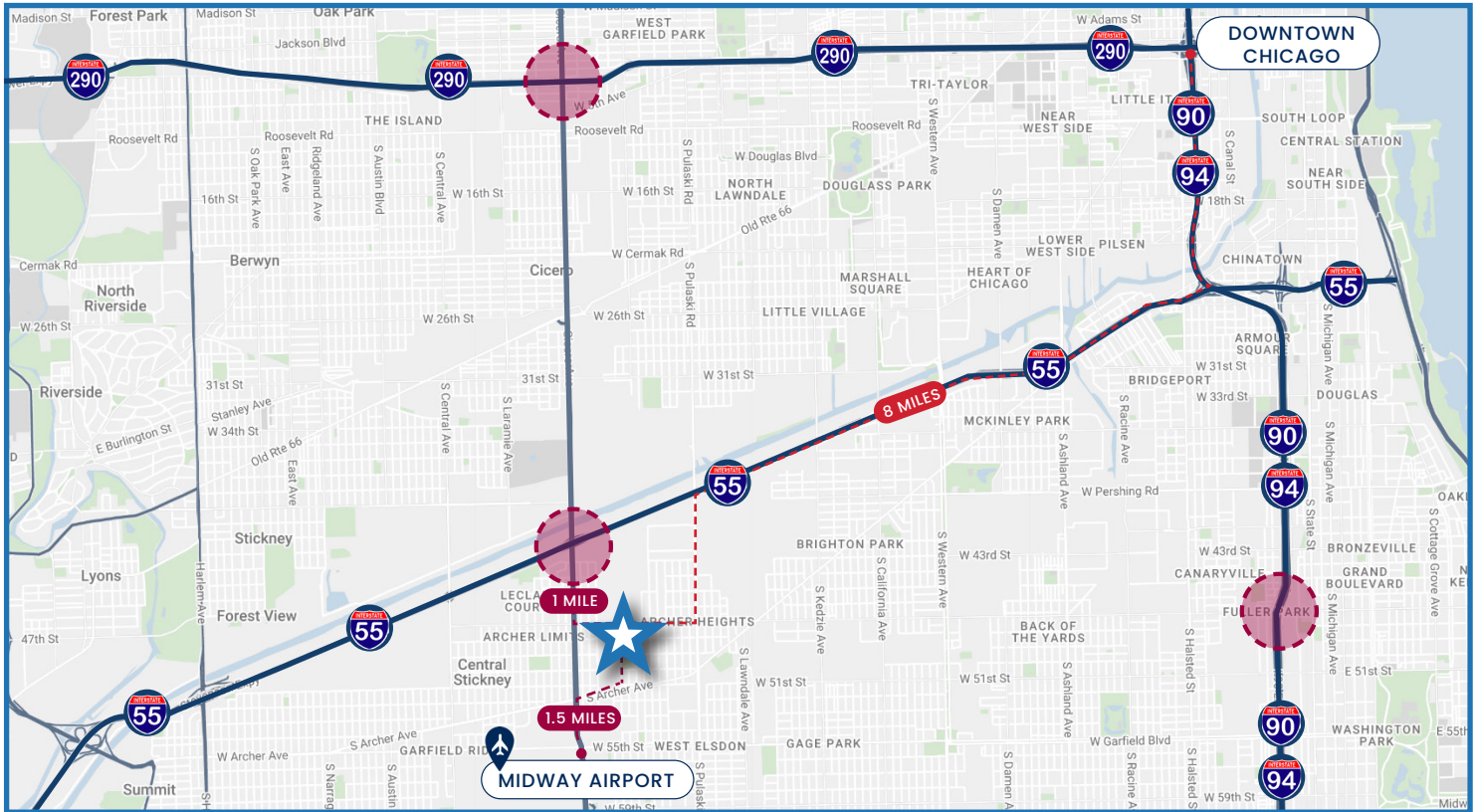
**SIMON PORRAS**  
 (312) 702-1189  
 simon@cawleycre.com

DISCLAIMER: The information contained in this marketing brochure has been secured from sources we believe to be reliable. All information is presented "as is" and Cawley CRE makes no representations or warranties, expressed or implied, as to the accuracy of the information. All information references to, but not limited to, acreage, square footage, age and other measurements are approximations, based on reliable sources. All interested parties to purchase, or to lease, should conduct an independent, thorough, investigation of the property, and verify all information. Any reliance to the information contained within this marketing material is solely at your own risk, and the interested party bears all risk for any inaccuracies. The property owner reserves the right, at its sole discretion, to reject any offer or expressions of interest, and/or to terminate, or withdraw status of availability, at any time, without notice.

**FOR SALE  
OR LEASE**

**4800-4850 S. KILBOURN AVENUE, | CHICAGO, IL**

**LOCATION OVERVIEW**



**FRANK MELCHERT**  
(312) 766-4281  
frank@cawleycre.com

**STEVAN ARANDJELOVIC**  
(312) 766-4284  
stevan@cawleycre.com

**SIMON PORRAS**  
(312) 702-1189  
simon@cawleycre.com

DISCLAIMER: The information contained in this marketing brochure has been secured from sources we believe to be reliable. All information is presented "as is" and Cawley CRE makes no representations or warranties, expressed or implied, as to the accuracy of the information. All information references to, but not limited to, acreage, square footage, age and other measurements are approximations, based on reliable sources. All interested parties to purchase, or to lease, should conduct an independent, thorough, investigation of the property, and verify all information. Any reliance to the information contained within this marketing material is solely at your own risk, and the interested party bears all risk for any inaccuracies. The property owner reserves the right, at its sole discretion, to reject any offer or expressions of interest, and/or to terminate, or withdraw status of availability, at any time, without notice.

**FOR SALE  
OR LEASE**

**4800-4850 S. KILBOURN AVENUE, | CHICAGO, IL**



**GARAGE BUILDING**



**FRANK MELCHERT**  
(312) 766-4281  
frank@cawleycre.com

**STEVAN ARANDJELOVIC**  
(312) 766-4284  
stevan@cawleycre.com

**SIMON PORRAS**  
(312) 702-1189  
simon@cawleycre.com

DISCLAIMER: The information contained in this marketing brochure has been secured from sources we believe to be reliable. All information is presented "as is" and Cawley CRE makes no representations or warranties, expressed or implied, as to the accuracy of the information. All information references to, but not limited to, acreage, square footage, age and other measurements are approximations, based on reliable sources. All interested parties to purchase, or to lease, should conduct an independent, thorough, investigation of the property, and verify all information. Any reliance to the information contained within this marketing material is solely at your own risk, and the interested party bears all risk for any inaccuracies. The property owner reserves the right, at its sole discretion, to reject any offer or expressions of interest, and/or to terminate, or withdraw status of availability, at any time, without notice.

# FOR SALE OR LEASE

4800-4850 S. KILBOURN AVENUE, | CHICAGO, IL

## ZONING DESCRIPTION & USES

### M1

#### LIMITED MANUFACTURING/BUSINESS PARK DISTRICT

The primary purpose of the M1, Limited Manufacturing/Business Park district is to accommodate low-impact manufacturing, wholesaling, warehousing, and distribution activities that occur within enclosed buildings. The district is intended to promote high-quality new development and reuse of older industrial buildings.



## PERMITTED USES (BY RIGHT)

### COMMERCIAL

- ✓ Animal Services:
  - » Shelters/Boarding Kennels
  - » Veterinary
  - » Stables
- ✓ Building Maintenance Services
- ✓ Business Support Services:
  - » Copying and Reproduction
  - » Business/Trade School
  - » Day Labor Employment Agency
  - » Employment Agencies
- ✓ Communication Service Establishments
- ✓ Eating and Drinking Establishments:
  - » Restaurant, Limited
  - » Restaurant, General
  - » Tavern
- ✓ Entertainment and Spectator Sports:
  - » Indoor Special Event Class A or B  
(see Sec. 4-156-550) including incidental liquor sales
- ✓ Financial Services  
(except as more specifically regulated)
- ✓ Food and Beverage Retail Sales
- ✓ Office (except as more specifically regulated):
  - » High Technology Office
  - » Electronic Data Storage Center
- ✓ Personal Service
- ✓ Repair or Laundry Service, Consumer
- ✓ Residential Storage Warehouse
- ✓ Retail Sales, General
- ✓ Vehicle Sales and Service:
  - » Car Wash or Cleaning Service
  - » Motor Vehicle Repair Shop
  - » Vehicle Storage and Towing

### INDUSTRIAL

- ✓ Manufacturing, Production, and Industrial Service:
  - » Artisan
  - » Limited
  - » General
- ✓ Recycling Facilities:
  - » Class I
- ✓ Warehousing, Wholesaling and Freight Movement  
(except as more specifically regulated)

### PUBLIC & CIVIC

- ✓ Day Care
- ✓ Parks and Recreation  
(except as more specifically regulated)
- ✓ Postal Service
- ✓ Public Safety Services
- ✓ Utilities and Services, Minor

### WIRELESS COMMUNICATION FACILITIES

- ✓ Co-located
- ✓ Freestanding (Towers)



**FRANK MELCHERT**  
(312) 766-4281  
frank@cawleycre.com

**STEVAN ARANDJELOVIC**  
(312) 766-4284  
stevan@cawleycre.com

**SIMON PORRAS**  
(312) 702-1189  
simon@cawleycre.com