

## FOR LEASE

60,800sf Warehouse in  
Crawford Industrial Park

4400 W. 45th Street  
CHICAGO, IL 60632



Property Aerial

### PROPERTY SPECIFICATIONS

**Building Size** ± 193,485 Sq. Ft.

**Available Space** 60,874 Sq. Ft.

**Land Size** 8.07 Acres

**Ceiling Height** 16' Clear

**Loading** 4 Exterior Docks (Depressed)  
1 Drive-In Door

**Zoning** M2-3

**Lease Rate** \$4.95 PSF Modified Gross

**Comments**

- 60,874 Sq. Ft. warehouse space available in multi-tenant industrial building
- Great warehouse location in Crawford Industrial Park
- Nearby I-55 4-way interchange at Pulaski and Cicero

For more information,  
please contact:

**MARK A. NELSON, SIOR**

Principal

312 267-1101

Mark@NelsonHill.com

**MICHAEL D. NELSON, SIOR**

Principal

312 267-1102

Mike@NelsonHill.com

NelsonHill

1111 S. Western Avenue  
Chicago, IL 60612

All information contained herein is  
from sources deemed reliable and is  
submitted subject to errors, omissions  
and to change of price or terms  
without notice.



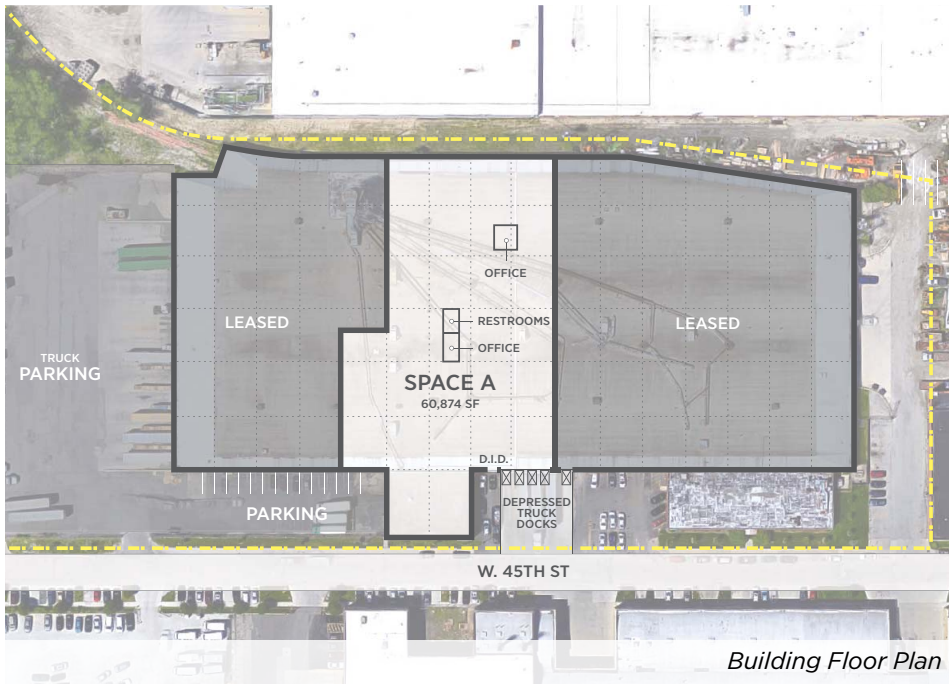
www.NelsonHill.com

**FOR LEASE**

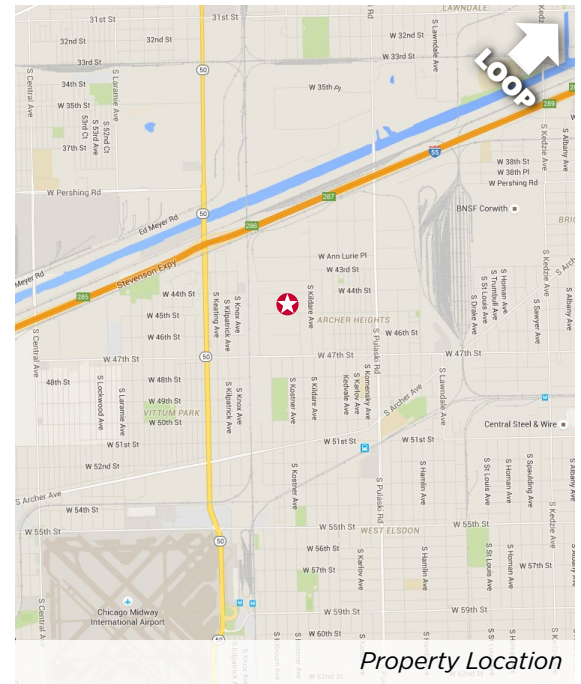
60,800sf Warehouse in  
Crawford Industrial Park

4400 W. 45th Street  
CHICAGO, IL 60632

**PROPERTY LOCATION**

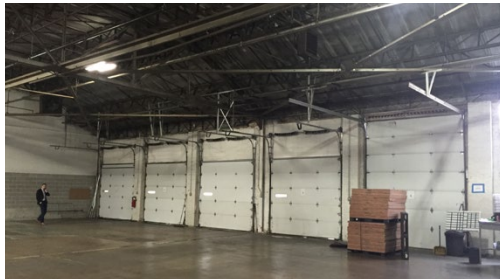


*Building Floor Plan*

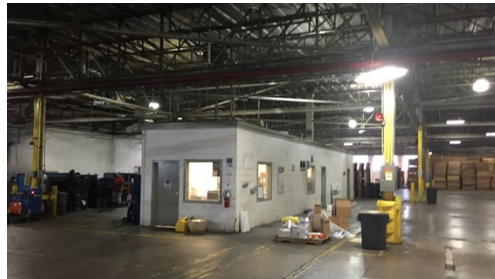


*Property Location*

**PROPERTY PHOTOS**



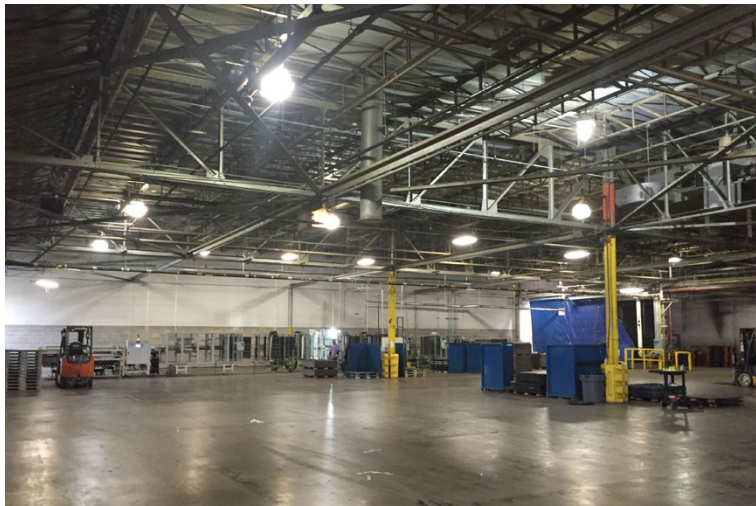
*Exterior Dock Doors*



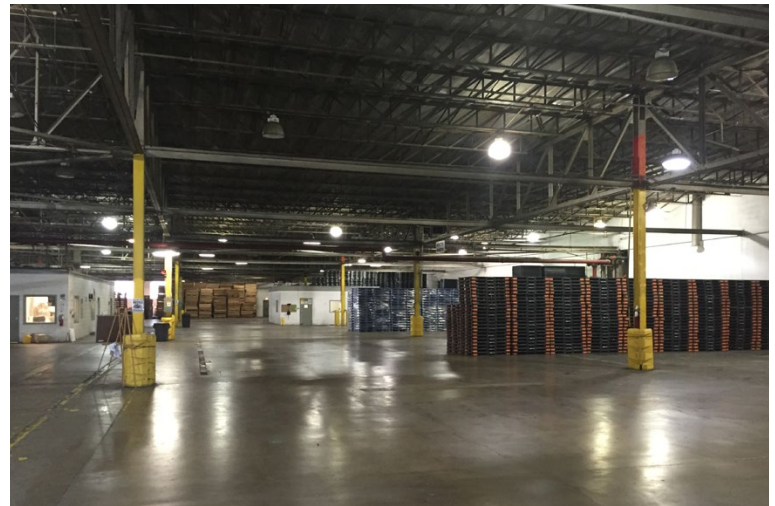
*Office*



*Docks (From Exterior)*



*Warehouse Interior*



*Warehouse Interior*

