

**FOR SALE**

70,000 SF User/  
Investor Building

4801 S. Whipple Street  
CHICAGO, IL 60632



## PROPERTY SPECIFICATIONS

Building Size	± 70,000 SF
Available Space	± 24,000 SF
Land Size	± 95,862 SF
Parking	± 18,000 SF Paved Lot
Loading	6-Loading Docks, 2-Drive-in-Doors
Ceiling Height	12'-16' Clear
Zoning	M2-3
2019 Taxes (Estimated)	\$54,600 (\$0.78 PSF)
Sale Price	\$2,380,000
Comments	<ul style="list-style-type: none"><li>• Located within the Brighton Park community district</li><li>• Less than 1-mile from Kedzie Orange Line Station and</li><li>• Easily accessible via I-55 Expressway (1.6-miles away)</li><li>• 46,000 SF leased (\$141,000 Gross Income)</li><li>• 24,000 SF Available</li></ul>

For more information,  
please contact:

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Principal

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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.

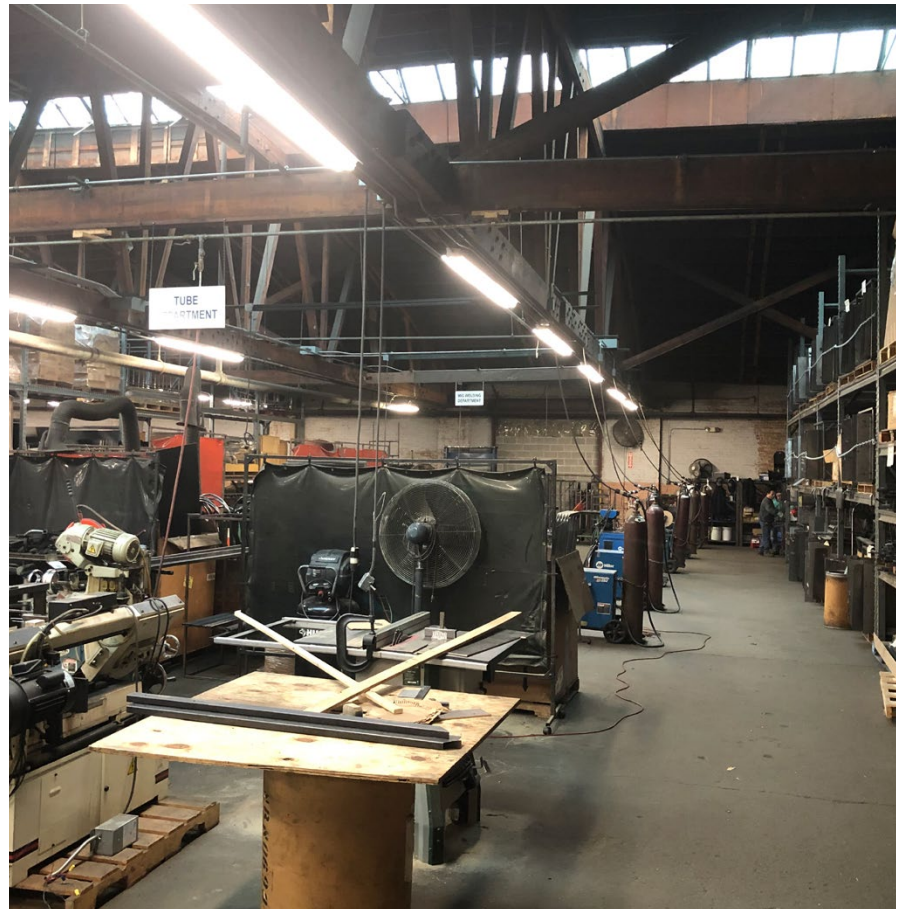


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**PROPERTY PHOTOS**



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**PROPERTY FLOOR PLAN**

