

FOR SALE OR LEASE

+ 43,325 SF Warehouse on
1.83 Acres

4834 S. Oakley Avenue
Chicago, IL 60609



Property Interior

PROPERTY SPECIFICATIONS

Building Size	± 43,325 Sq. Ft.
Available Space	± 43,325 Sq. Ft.
Total Land Size	1.83 Acres
Office Size	± 6,930 Sq. Ft.
Ceiling Height	12'-17' Clear
Parking	± 36,745 Sq. Ft.
Loading	3 Internal Docks 1 Exterior Dock 1 Drive-in Door
Power	1,200 Amps, 3-Phase
Zoning	M2-2
2016 Taxes	\$30,305 (\$0.70 PSF)
Lease Rate	\$4.00 PSF Gross
Sale Price	\$1,700,000 (\$39 PSF)
Comments	<ul style="list-style-type: none">▪ Divisible▪ Good loading▪ Over 36,000 SF of fenced parking/exterior storage▪ Low real estate taxes (\$0.70 PSF)▪ 3 minute walk to Western Orange Line Station▪ 10 minutes to I-55 expressway and 15 minutes to I-94 expressway

For more information,
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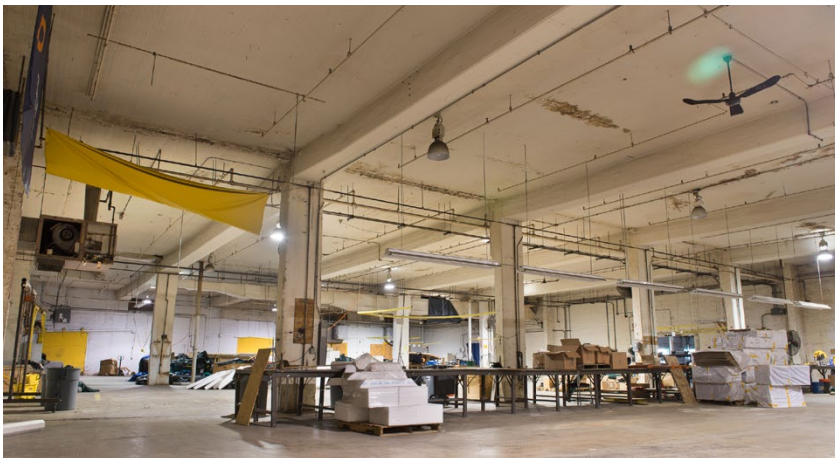
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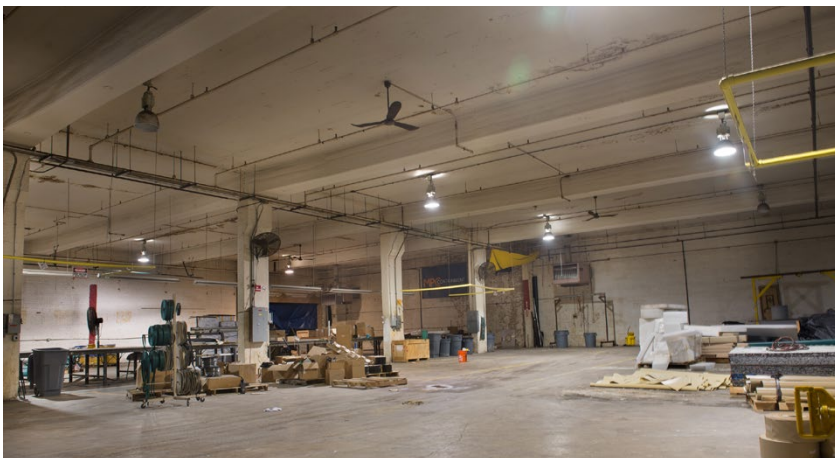
Property Exterior



Interior Warehouse



Exterior Storage/Parking



Interior Warehouse



Great Loading

