

FOR LEASE

4850 W. Bloomingdale Ave.



CHICAGO



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4850 W. BLOOMINGDALE AVE. | CHICAGO

Property Highlights

Property:	4850 W Bloomingdale Ave, Chicago IL
Asking Lease Rate:	\$5.50 - \$7.50 per Square Foot
Lease Structure:	Modified Gross
Space Available:	156,494 Sq. Ft. Ground Floor: 116,492 Sq. Ft. Second Floor: 40,002 Sq. Ft
Property Type:	Industrial Warehouse / Light Manufacturing
Divisible:	Yes

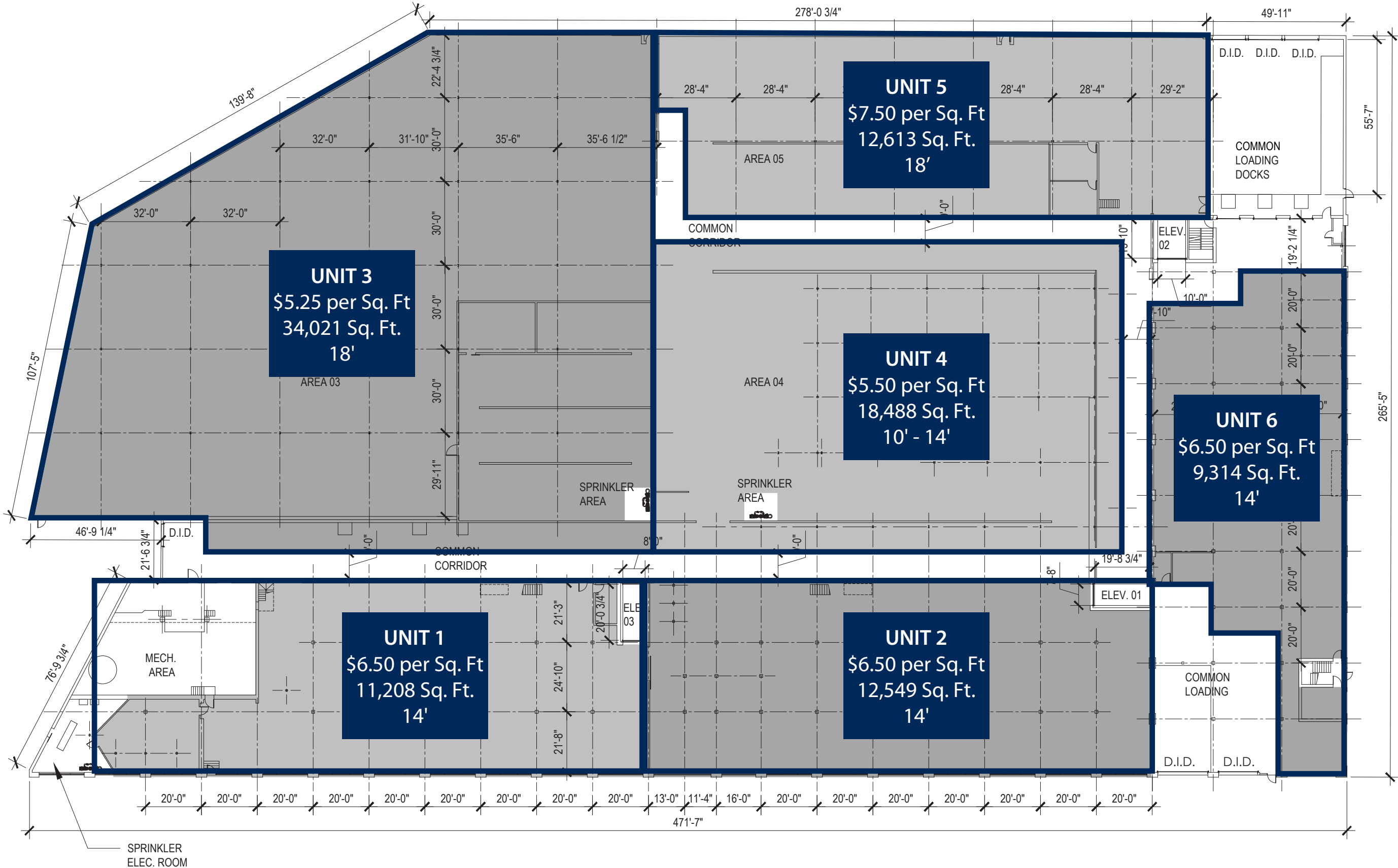
Strengths

- Well capitalized ownership willing to invest into building and build to suit
- Ceiling heights up to 18' with clear height up to 16'9"
- Ability to demise units to suit
- Five (5) interior truck level docks with Ownership having capability to add more per use
- Favorable column spacing
- Close proximity to public transportation including 1 block to Grand/Cicero Metra Station (MD-W)
- Heavy power available
- Building is 100% fully sprinklered
- Convenient location to major corridors, Class I, II, & III truck routes
- Potential for Grand Avenue Frontage with signage capabilities

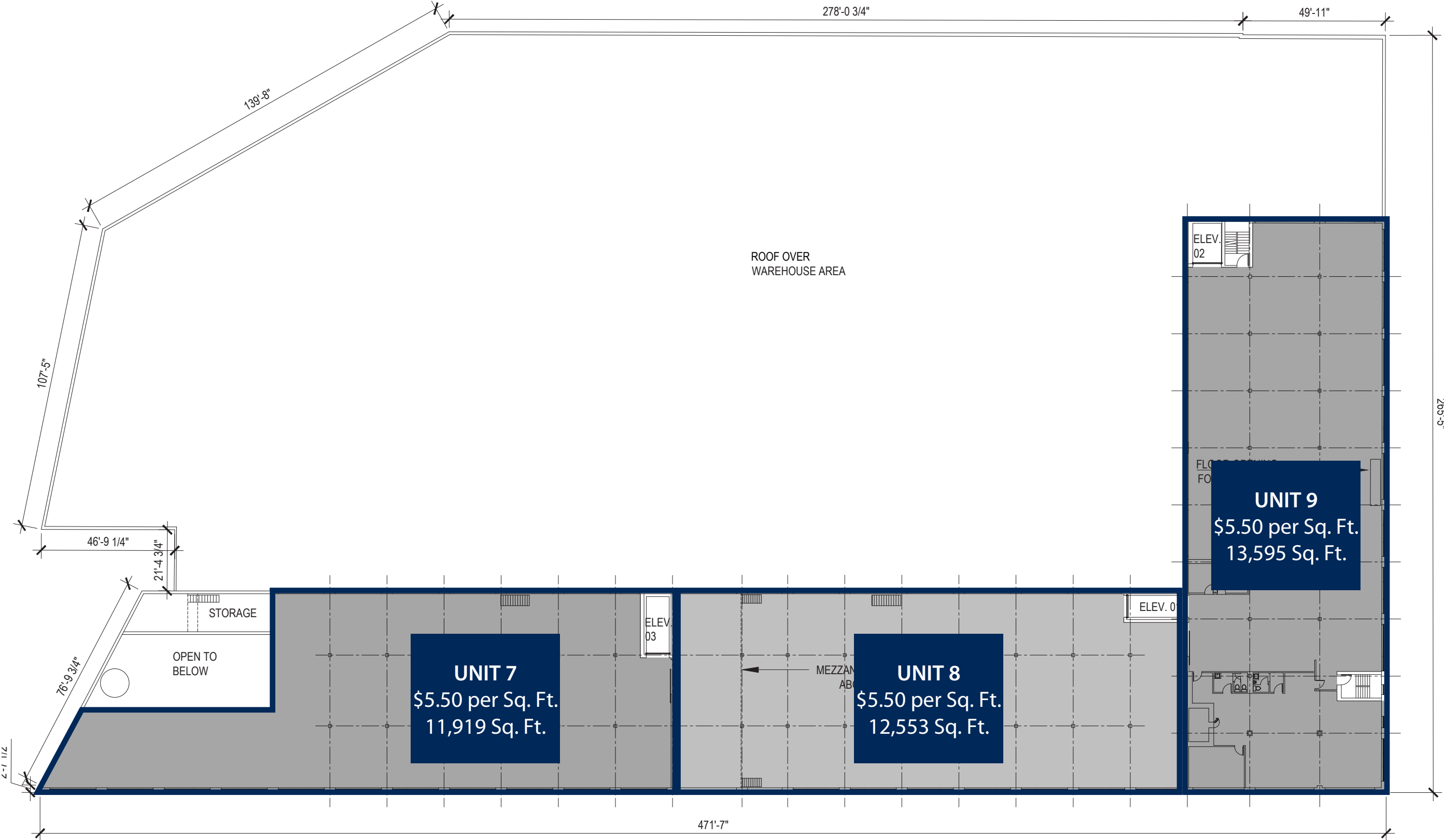
Property Specifications

Space Available	10,000 – 156,494 Sq. Ft.
Total Building Size	156,494 Sq. Ft.
Parking	50 dedicated spaces
Stories	2
Construction	Masonry & Steel / Masonry & Timber
Year Built	1925
Clear Heights	Up to 16'9"
Ceiling Heights	Up to 18'
Loading (expandable)	5 interior truck level doors
Sprinklers	100% Sprinklered (Wet System)
Power	3600 Amps / 240 Volts / 3 Phase
2018 Taxes	\$86,796.67 (\$0.54 per Sq. Ft.)
Zoning	M1-2
Neighborhood	Austin
Truck Routes	Class II: Grand Ave, Cicero Ave, North Ave, Division St, Chicago Ave Class III: Laramie Ave

GROUND LEVEL PROPOSED FLOOR PLAN

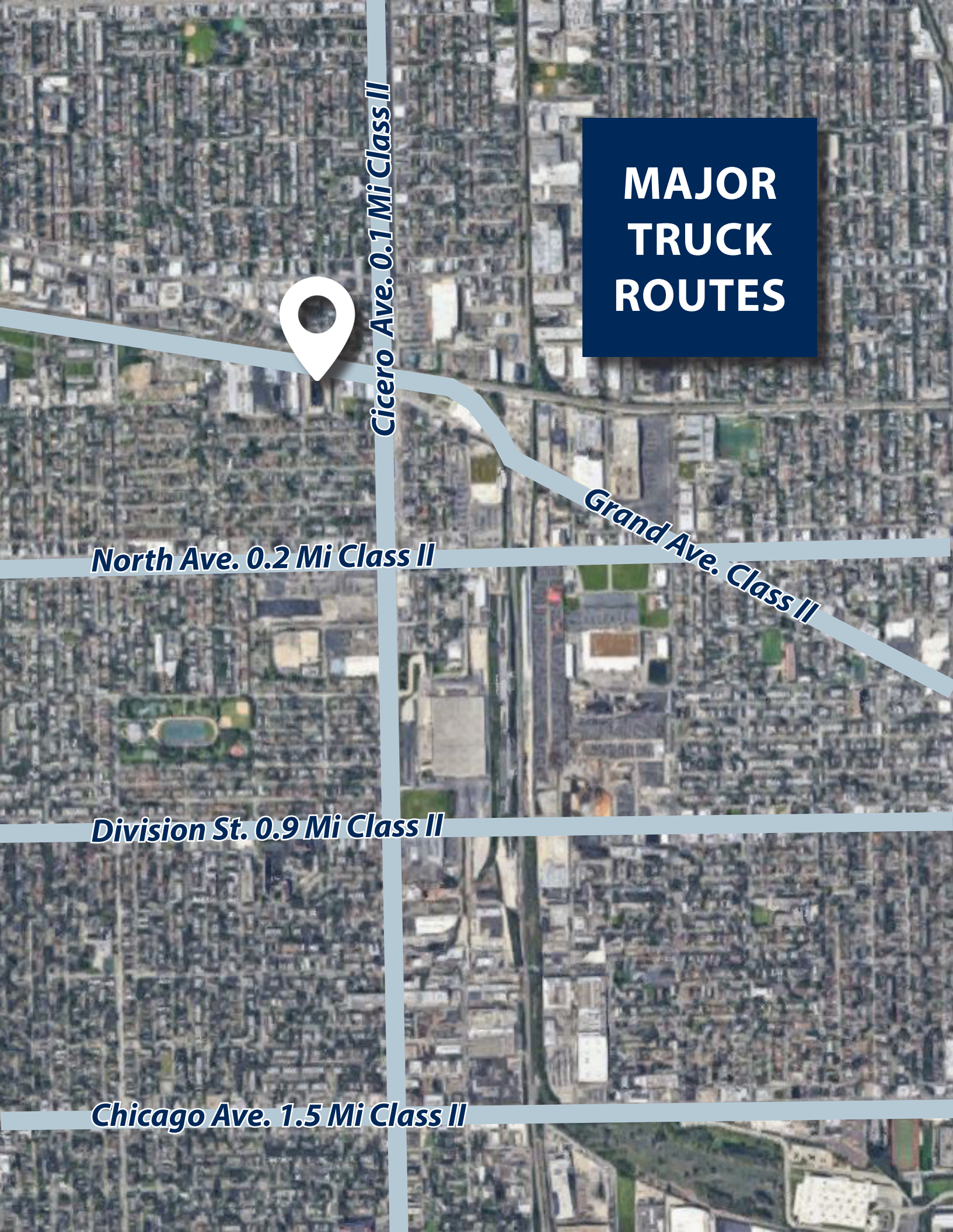
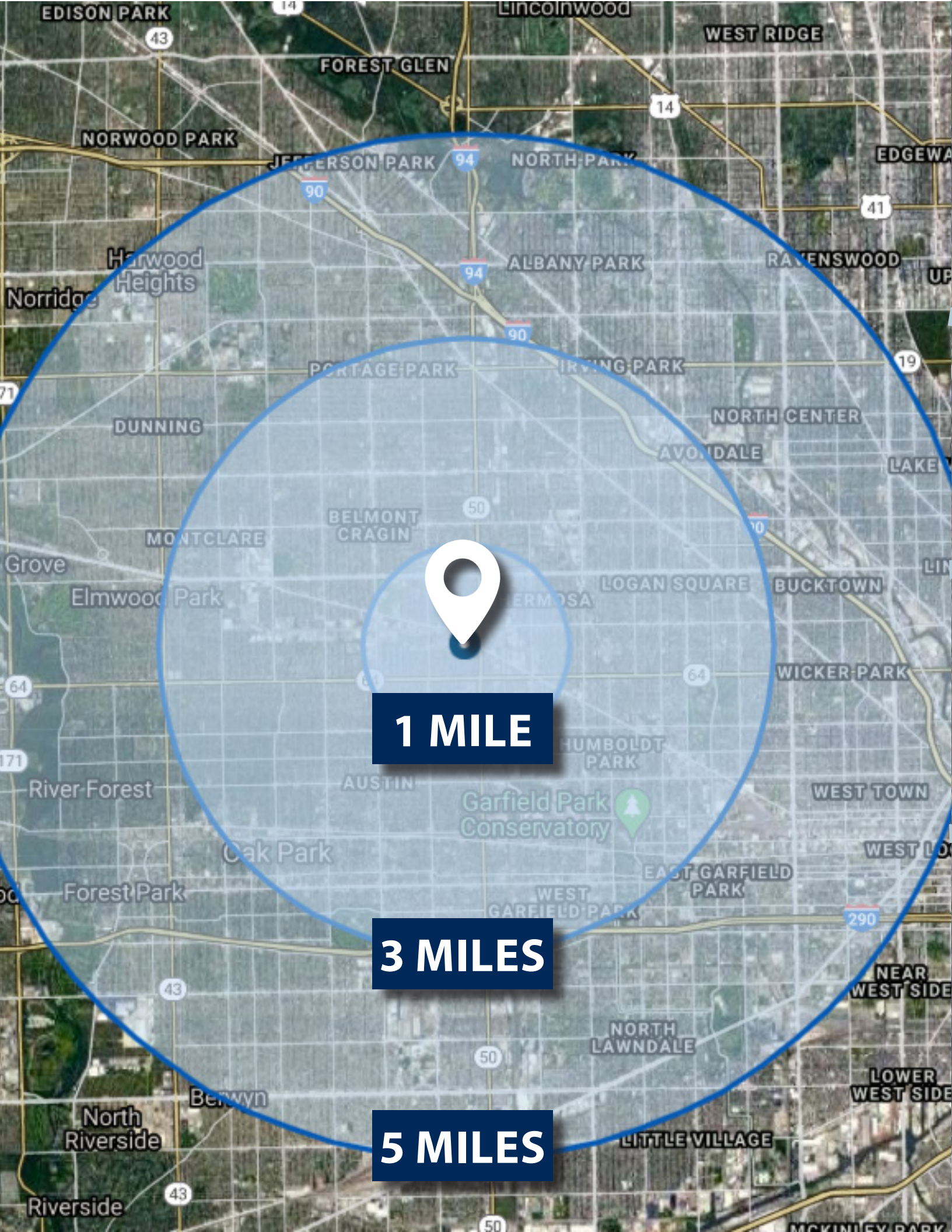


SECOND LEVEL PROPOSED FLOOR PLAN









MAJOR TRUCK ROUTES



CHICAGO | 770 N Halsted Street, Suite 206, Chicago, IL

HEADQUARTERS | One Lincoln Centre, Suite 120, Oakbrook Terrace, IL

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