

## FOR SALE OR LEASE

50,600 SF Building in Close  
Proximity to I-55 Expressway

3800 W. 42nd Street  
CHICAGO, IL 60632



### PROPERTY SPECIFICATIONS

Building Size	± 50,600 Sq. Ft.
Available Space	± 50,600 Sq. Ft.
Total Land	1.85 Acres (80,586 Sq. Ft.)
Ceiling Height	16' Clear
Bay Size	25' x 28'
Power	2400 Amps
Heat / HVAC	Gas-Forced Air
Loading	2 Interior Docks, 2 Drive-in-Doors
Zoning	M3-3
2017 Taxes	\$49,075 (\$0.97 PSF)
Lease Rate	\$5.00 PSF Gross
Sale Price	\$2,450,000

#### Comments

- Blocks from I-55 Stevenson Expressway
- Low taxes
- Partially leased
- Functional free standing building

For more information,  
please contact:

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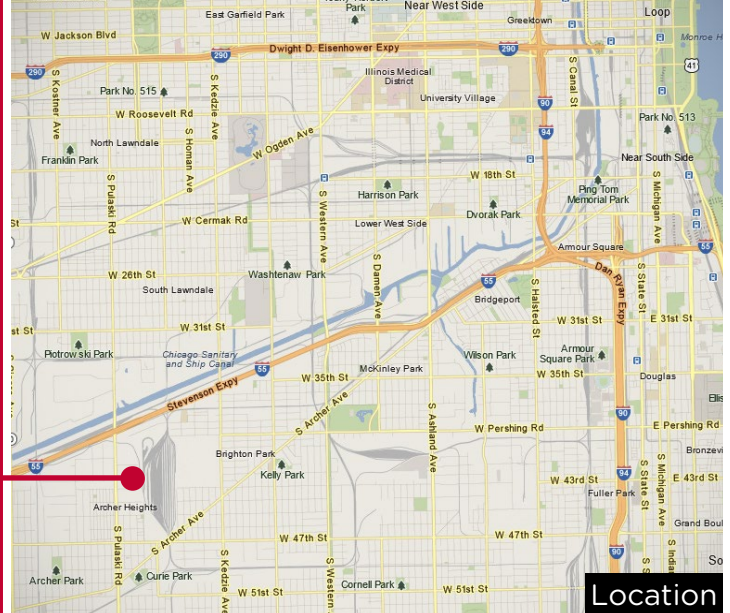
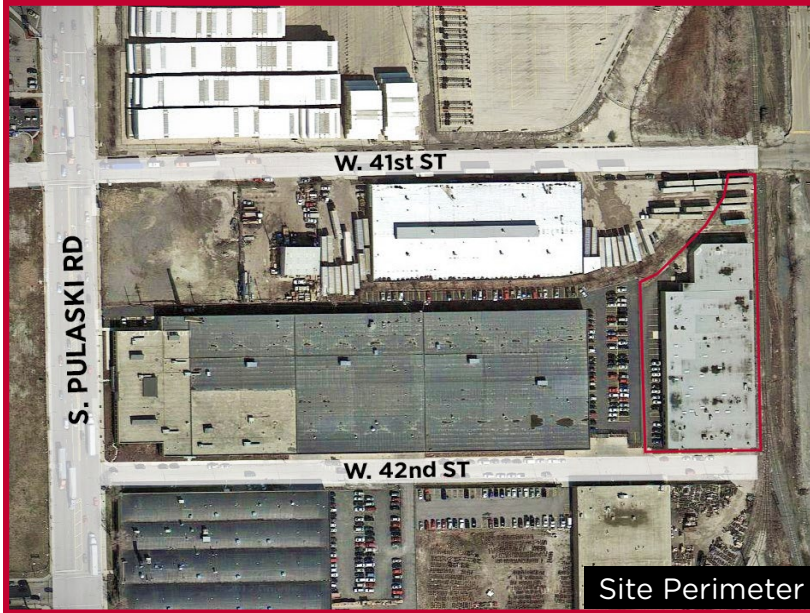
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