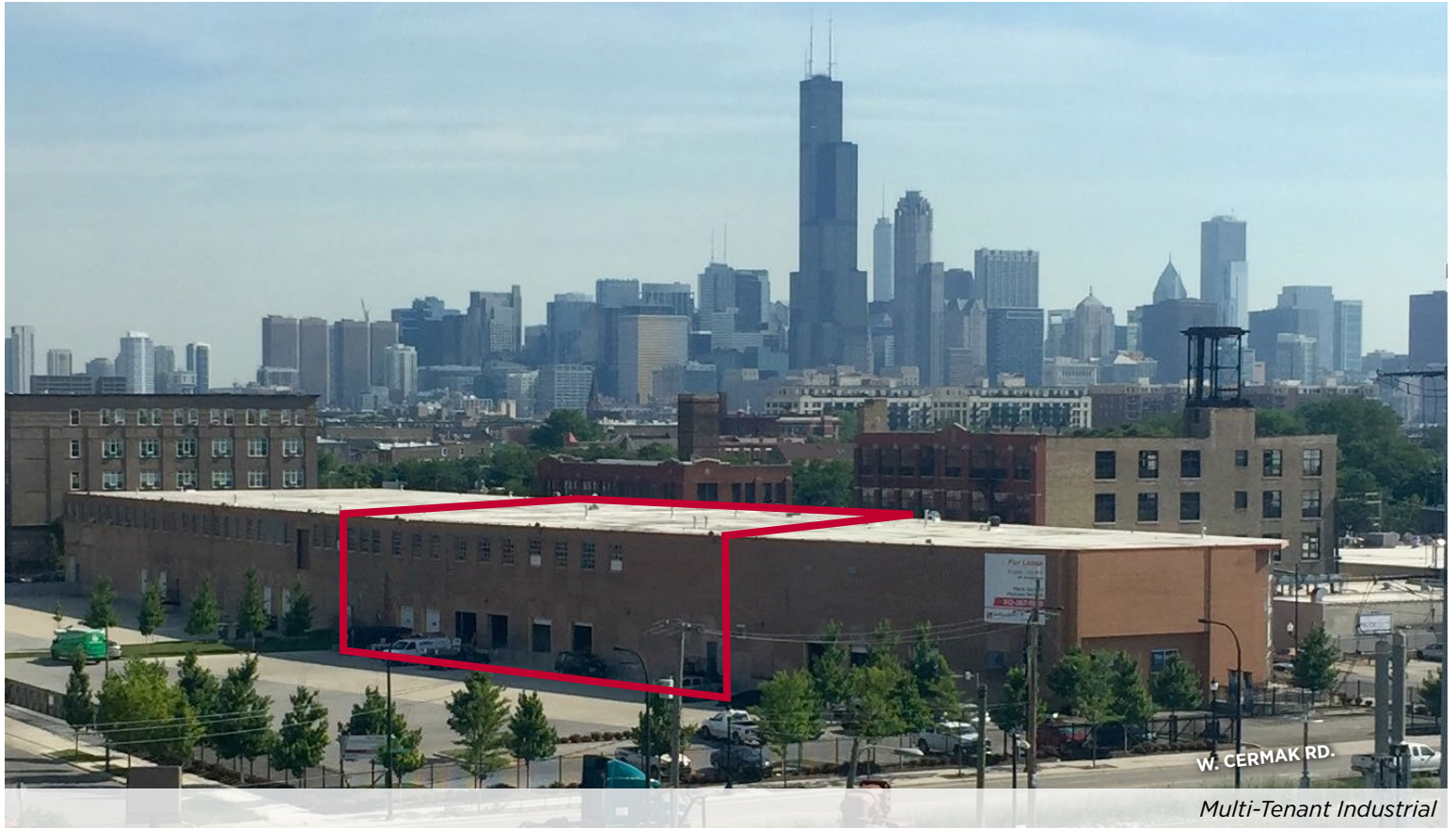


FOR LEASE

24,017 SF High Clearance
Warehouse Space

1200 W. Cermak Road
CHICAGO, IL 60608



PROPERTY SPECIFICATIONS

Building Size	124,379 Sq. Ft.
Available Space	24,017 Sq. Ft. (Divisible to 11,465 Sq. Ft.)
Total Land	3.84 Acres
Ceiling Height	14' Clear
Bay Size	39' x 48'
Power	2000 Amps / 480 Volts / 3-Phase
Loading	4 Exterior Docks (Can add more)
Zoning	PMD-11
Taxes	\$1.32 PSF (2018 Estimate)
CAM	\$1.23 PSF
Lease Rate	\$9.75 PSF Net
Comments	<ul style="list-style-type: none">Recently renovated product with new lighting, parking and roofExcellent downtown service spaceStrong mix of national tenants

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.

FOR LEASE

24,017 SF High Clearance
Warehouse Space

1200 W. Cermak Road
CHICAGO, IL 60608

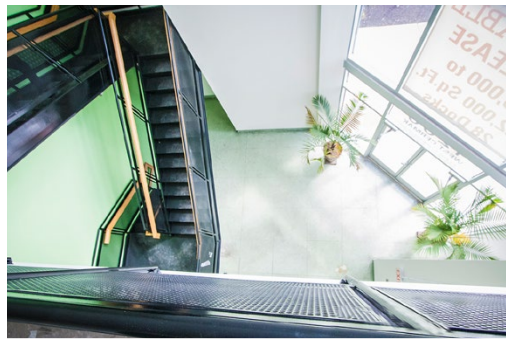


First Floor Interior

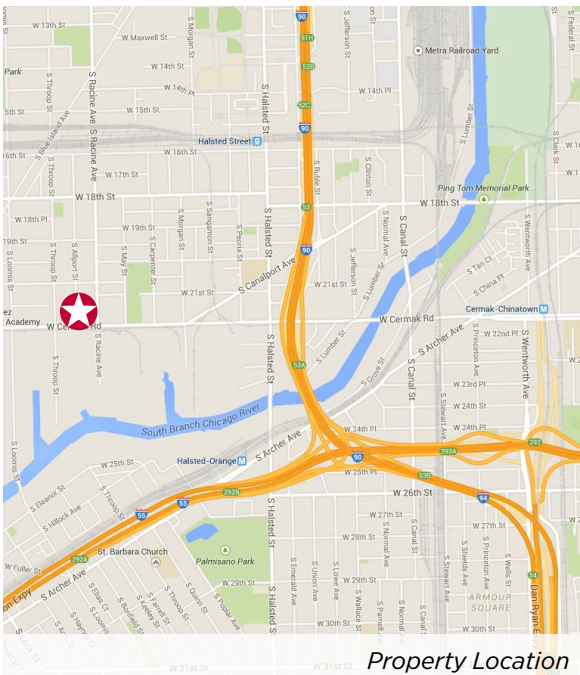
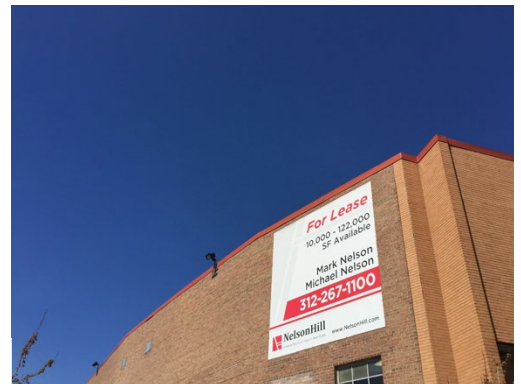
Second Floor Interior



Main Entrance



Refinished Parking Lot



Property Location



Property Aerial