FOR LEASE 44,500 SF High Clear Warehouse

10823 S. Langley Avenue CHICAGO, IL 60628



Property Aerial

PROPERTY SPECIFICATIONS

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Space Available	First Floor: ± 24,000 Sq. Ft. Mezzanine: ± 19,500 Sq. Ft. Total: ± 44,500 Sq. Ft.
Building Size	<u>+</u> 127,735 Sq. Ft.
Office Size	<u>+</u> 1,000 Sq. Ft.
Land Size	8.4 Acres
Loading	Four (4) Drive-in-Doors - 13'6"(W) x 14'(H)
Power	2,000 Amps, 480 3- Phase Volts
Ceiling Height	First Floor: 35' 6" Clear Mezzanine: 16' Clear
Zoning	M3-3
Lease Rate	First Floor: \$3.50 PSF Mezzanine: \$2.50 PSF
Highlights •	Corporate owned and managed New roof Close proximity to I-57, I-94 and I-90 Expressways Truck scale onsite

Property is fenced and gated

Drive through capability

For more information, please contact:

STEVAN ARANDJELOVIC

Associate 312 533-2146 Stevan@NelsonHill.com

FRANK MELCHERT

Senior Vice President 312 241-1424 Frank@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.

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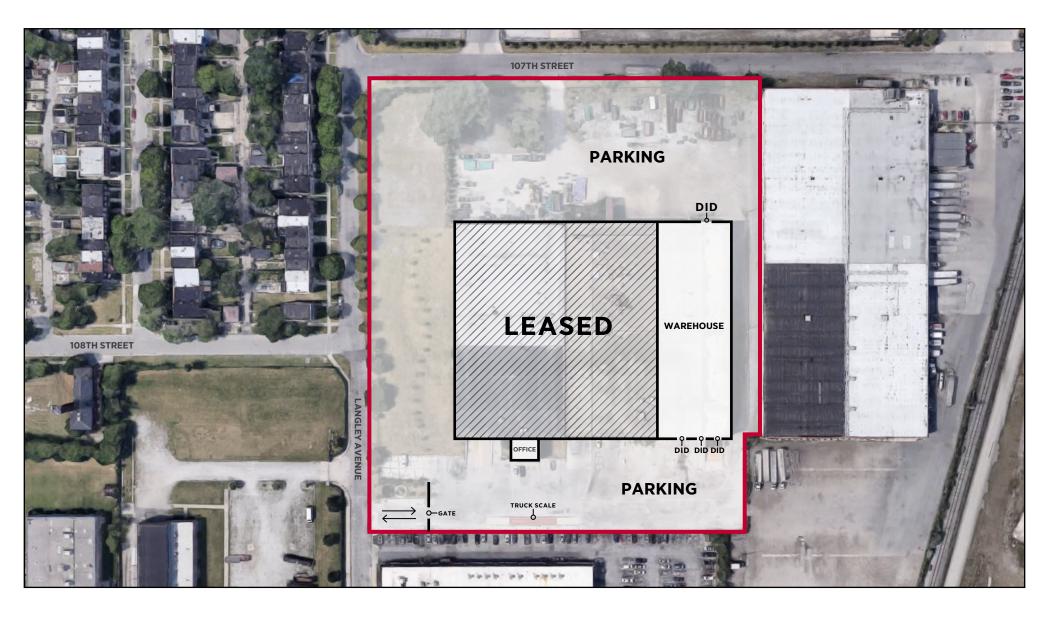
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10823 S. LANGLEY AVENUE

PROPERTY LAYOUT

