

FOR SALE OR LEASE

217,000sf Flex Warehouse
with Ample Parking

3327 W. 47th Place
CHICAGO, IL 60632



PROPERTY SPECIFICATIONS

Building Size	± 217,000 Sq. Ft.
Space Available	First Floor: ± 28,000 Sq. Ft. Second Floor: ± 48,000 Sq. Ft. Third Floor: ± 48,000 Sq. Ft.
Office	± 3,600 Sq. Ft.
Total Land	± 1.23 Acres (± 53,570 Sq. Ft.)
Ceiling Height	11' Clear
Heat / HVAC	Gas-Forced Air Units / Air Conditioned offices
Power	2,000 Amps / 480 Volts
Loading	7 Exterior Docks
Zoning	M2-3
Taxes	\$0.28 PSF
Lease Rates	First Floor: \$3.75 PSF Modified Gross Second Floor: \$1.50 PSF Modified Gross Third Floor: \$1.50 PSF Modified Gross
Sale Price	Subject to Offer

Comments

- Located in South Chicago Industrial Park
- Access to I-55 via Pulaski and Kedzie
- Multi-story manufacturing facility equipped with three freight elevators and 7 exterior docks

For more information,
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without notice.

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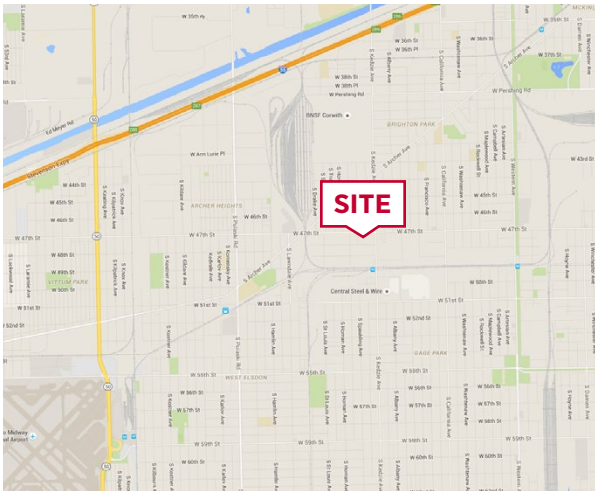
Exterior Docks



Second Floor Interior



Corner Streetview from W. 47th Pl. & S. Christina Ave.



Property Location



Site Perimeter