



High Clear Crane Building with Large Yard

7545 S. Claremont Ave. | Chicago, IL 60620

Highlights

- Parking/outside storage is fenced, gated, and graveled
- 3-min walk to CTA bus stop on Western Ave.
- Across the street from Norfolk Southern rail yard
- Plenty of food options along Western Ave. and 79th Street.

Details

- Parking/Outside Storage:
- Loading:
- Ceiling Height:
- Overhead Crane:
- Power:
- Zoning:
- Alderman:
- Lease Rate:
- Additional Mezzanine:

For More Information, Contact:

Frank Melchert

Principal P: 312.766.4281 frank@cawleychicago.com

35,000 SF

- 2 drive-in doors (14'W x 19'H)
- 30' clear
 - One (1) 10-ton crane
 - 240 volts, 3-phase
- **PMD 13**
- **Derrick Curtis 18th Ward**
- \$9,500/month Modified Gross 1,600 SF

Stevan Arandjelovic

Vice President P: 312.766.4284 stevan@cawleychicago.com

Available

- Total Building Area: 11,000 SF
- 11,000 SF Available Building:
- Office Area:
- Total Land Area: 1.28 Acres

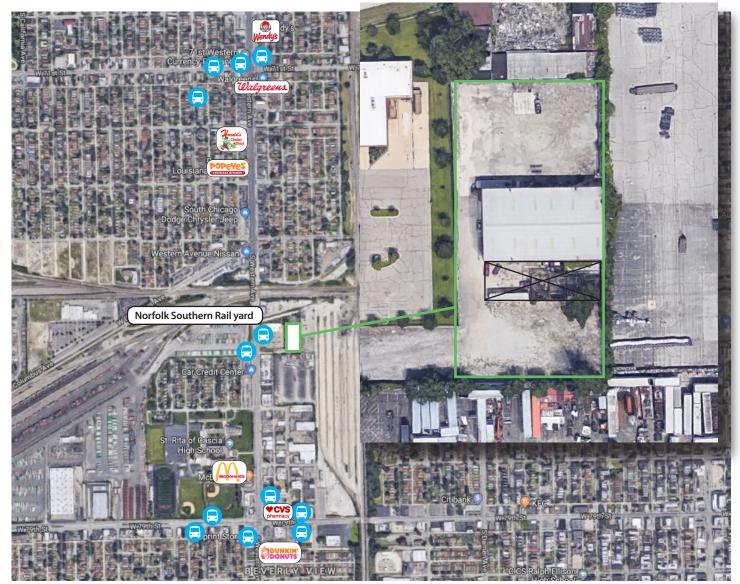


600 SF

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Public Transportation

528 ft

0.5 mi

0.9 mi

- Bus 49:
- Bus 79:
- Bus 67/94:

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Food

- McDonald's:
- Nicky's Restaurant:
- JJ Fish & Chicken: 0.4 mi
- South China Kitchen: 0.4 mi

0.4 mi

0.4 mi

0.5 mi

0.5 mi

0.5 mi

- A P Deli:
- Dunkin' Donuts:
- Popeye's:

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- Fat Jonnie's Red Hots: 0.5 mi
- Harold's Chicken: 0.6 mi
- Western Tacos: 0.6 mi
- Dan's Soul Food: 0.7 mi
- Hunger Hideout: 0.7 mi
- See Thu Chinese: 0.7 mi
- Wendy's: 0.8 mi