



Available for Lease

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.

Available

- Total Building Area: **11,000 SF**
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- Office Area: **600 SF**
- Total Land Area: **1.28 Acres**

Details

- Parking/Outside Storage: **35,000 SF**
- Loading: **2 drive-in doors (14'W x 19'H)**
- Ceiling Height: **30' clear**
- Overhead Crane: **One (1) 10-ton crane**
- Power: **240 volts, 3-phase**
- Zoning: **PMD 13**
- Alderman: **Derrick Curtis - 18th Ward**
- Lease Rate: **\$9,500/month Modified Gross**
- Additional Mezzanine: **1,600 SF**



For More Information, Contact:

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Map



Public Transportation

- Bus 49: 528 ft
- Bus 79: 0.5 mi
- Bus 67/94: 0.9 mi

Food

- | | | | |
|------------------------|--------|--------------------------|--------|
| ▪ McDonald's: | 0.4 mi | ▪ Fat Jonnie's Red Hots: | 0.5 mi |
| ▪ Nicky's Restaurant: | 0.4 mi | ▪ Harold's Chicken: | 0.6 mi |
| ▪ JJ Fish & Chicken: | 0.4 mi | ▪ Western Tacos: | 0.6 mi |
| ▪ South China Kitchen: | 0.4 mi | ▪ Dan's Soul Food: | 0.7 mi |
| ▪ A P Deli: | 0.5 mi | ▪ Hunger Hideout: | 0.7 mi |
| ▪ Dunkin' Donuts: | 0.5 mi | ▪ See Thu Chinese: | 0.7 mi |
| ▪ Popeye's: | 0.5 mi | ▪ Wendy's: | 0.8 mi |

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