

**AVAILABLE FOR LEASE**

**10801 IRVING PARK ROAD, CHICAGO, ILLINOIS**



**BUILDING SPECIFICATIONS**

<b>BUILDING SIZE:</b>	229,280 SF
<b>AVAILABLE SPACE:</b>	<b>185,000 SF</b> (divisible)
<b>OFFICE:</b>	±28,000 SF main office (Can be reduced)
<b>CEILING HEIGHT:</b>	28' clear
<b>LOADING:</b>	35 exterior docks (5 air freight)  2 drive-in doors
<b>PARKING:</b>	92 trailers / 145 cars (entire building)
<b>TYPICAL BAY SIZE:</b>	48' x 40'
<b>POWER:</b>	1200 amps; 277/480 volt
<b>SPRINKLER:</b>	ESFR
<b>REAL ESTATE TAXES:</b>	\$3.25 psf (2016 paid 2017) *
<b>LEASE RATE:</b>	Subject to Offer

\* Property taxes currently being protested.



**FEATURES**

- On-site trailer parking
- Adjacent to O'Hare International Airport
- Heavy loading
- 1/2 mile to I-294 interchange

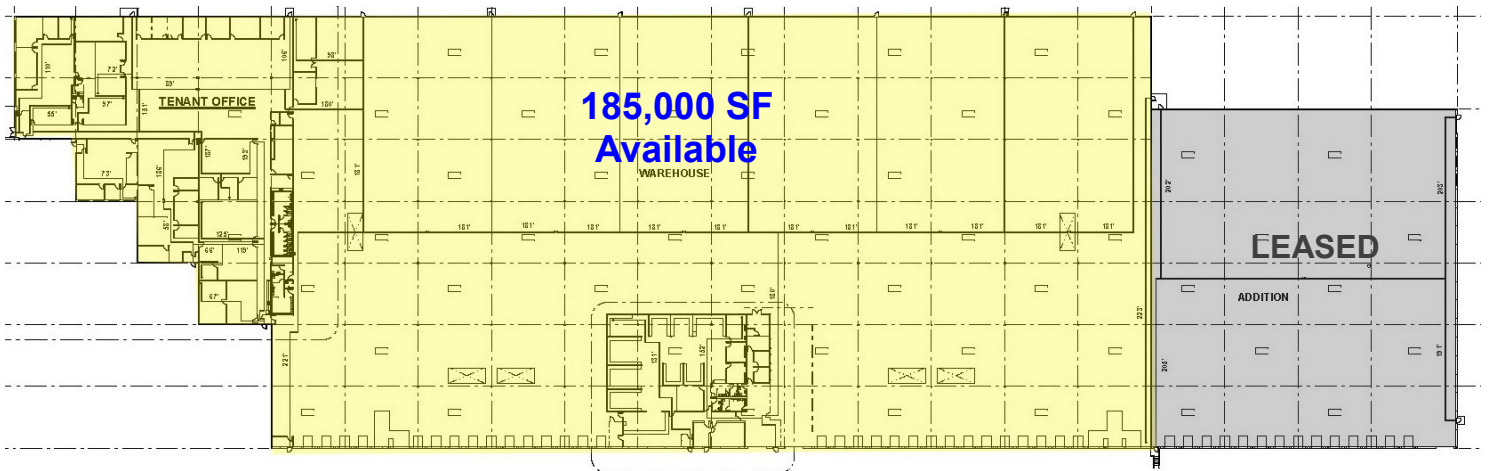
**RECENT RENOVATIONS INCLUDE:**

- New warehouse floors
- Warehouse walls and building exterior have been painted
- New LED high bay light fixtures
- New dock doors and seals

<p><b>FOR ADDITIONAL INFORMATION, PLEASE CONTACT:</b></p>	<p><b>JEFFREY J. PROVENZA</b> Vice President jprovenza@darwinrealty.com</p>	<p><b>RICHARD G. DALY, SIOR</b> President rdaly@darwinrealty.com</p>
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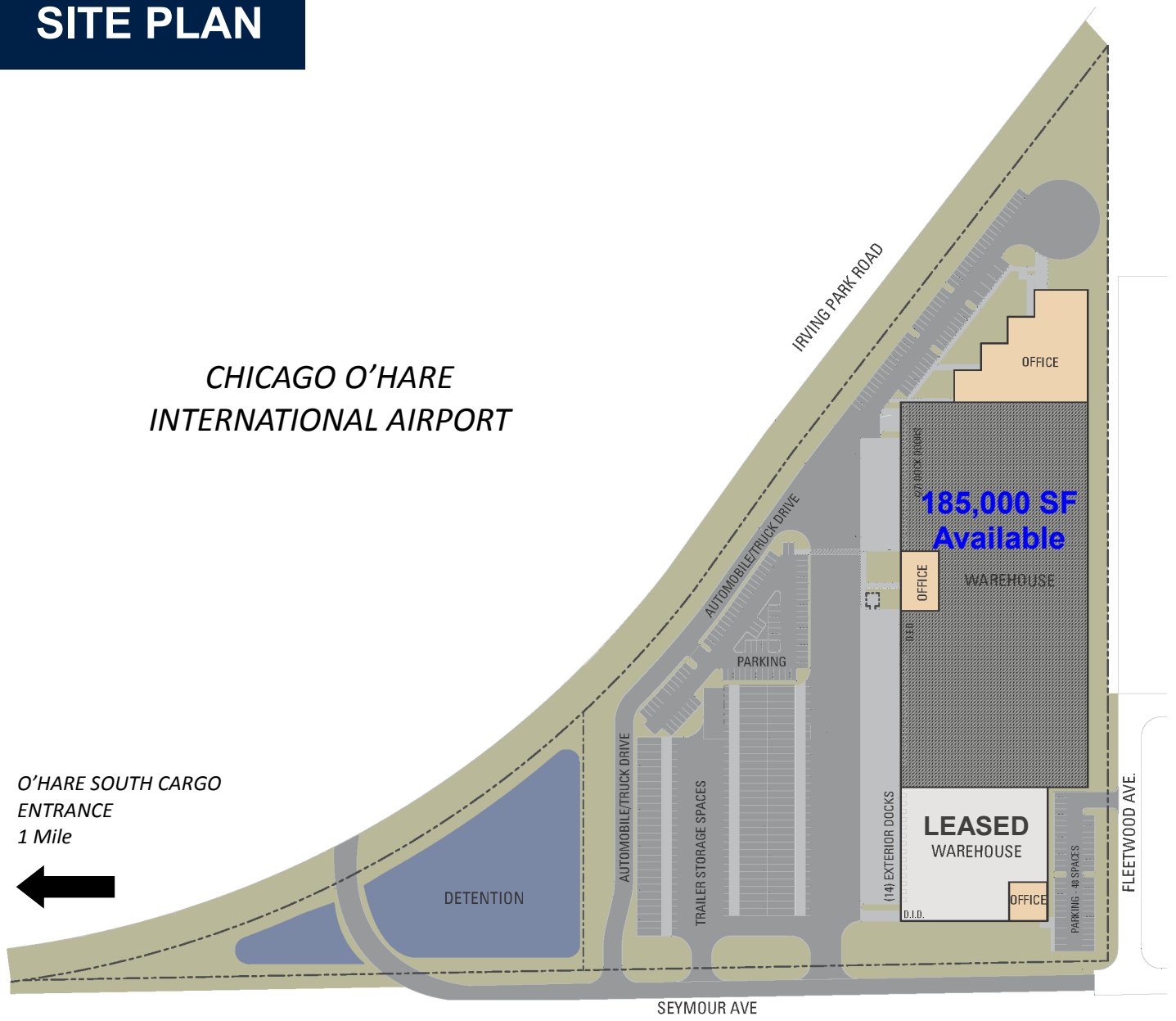
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**SITE PLAN**



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