

**FOR SALE**

57,000 SF Easily Divisible  
Industrial Building

2221 W. 43rd Street  
CHICAGO, IL 60609



Property Aerial

## PROPERTY SPECIFICATIONS

<b>Building Size</b>	± 57,000 Sq. Ft.
<b>Construction</b>	Masonry
<b>Ceiling Height</b>	12'-25' Clear
<b>Sprinklers</b>	Wet system
<b>Loading</b>	3 Internal Docks, 2 Drive-in Doors
<b>Zoning</b>	PMD-8
<b>2017 Taxes</b>	\$34,045.13 (\$0.60 PSF)
<b>Sale Price</b>	Subject to Offer
<b>Comments</b>	<ul style="list-style-type: none"><li>▪ Great city location</li><li>▪ Close proximity to I-55 and 90/94 Expressways</li><li>▪ Low real estate taxes</li><li>▪ 20' clear on 65% of building</li><li>▪ Easily divisible space</li><li>▪ New roof</li><li>▪ Additional approximately 1,500 SF of office on second floor</li><li>▪ Sale-leaseback is an option</li></ul>

For more information,  
please contact:

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All information contained herein is  
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submitted subject to errors, omissions  
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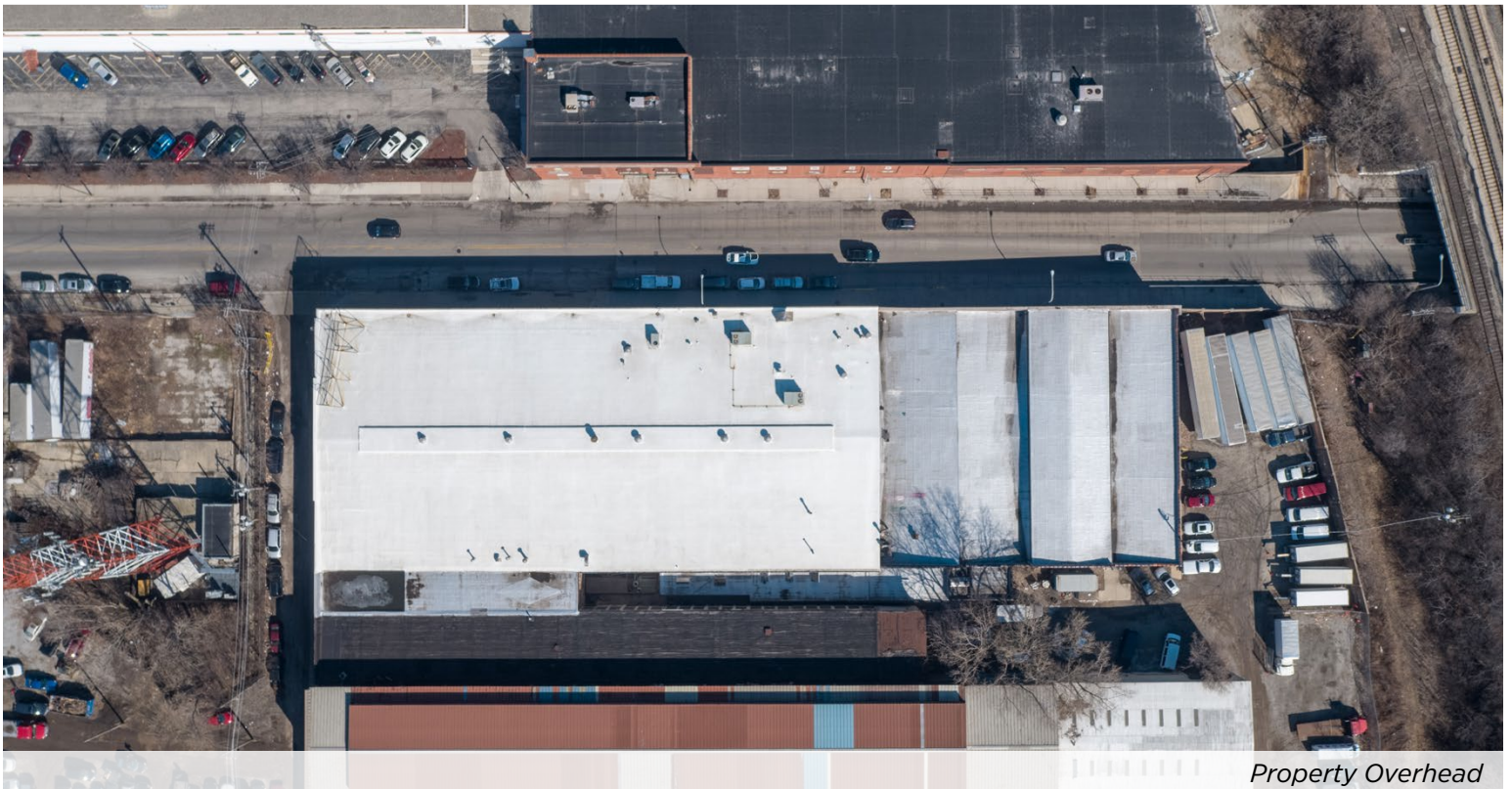
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**PROPERTY PHOTOS**



*Property Aerial*



*Property Overhead*



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**PROPERTY PHOTOS CONTINUED**



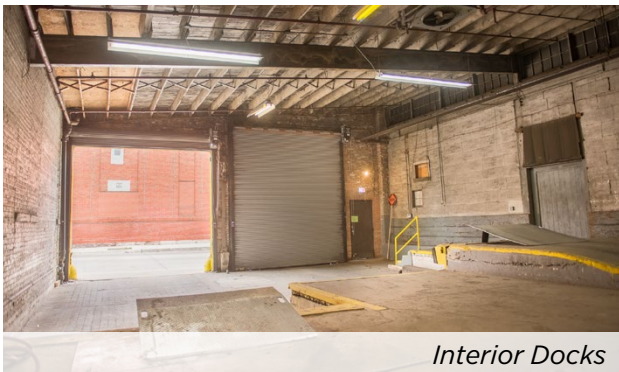
*West Space Warehouse*



*Office Interior*



*East Parking Lot*



*Interior Docks*



*Middle Warehouse Space*

