



AVAILABLE FOR LEASE

4801 S California Avenue

Chicago, Illinois



HOME

OVERVIEW

55,641 SF

45,123 SF

5,124 SF

LOCATION

For more information, please contact:

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OVERVIEW

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5,124 SF

LOCATION

BUILDING SPECS

TOTAL BUILDING SF	188,816 SF (3-building complex)
	55,641 SF w/ 5 exterior docks
AVAILABLE SF	45,123 SF w/ 2 drive in doors
	5,124 SF w/ 6 drive in doors
CEILING HEIGHT	14'1" - 19'8"
PARKING	Heavy
SPRINKLER SYSTEM	Dry & wet sprinkler system
POWER	2,500 amps/480 volts/3-phase
ZONING	M2-3
2018 TAXES	\$0.84/PSF
ASKING LEASE RATE	\$5.00 - \$9.00/PSF MG

HIGHLIGHTS

- Potential for refrigerated/cooler space
- Secured parking available
- Easy access to I-55 & I-90/94
- 4 intermodal yards within a 5-mile radius
- Fully secured 3-building complex
- Within walking distance of S Kedzie Ave & S Western Ave Orange Line CTA stops



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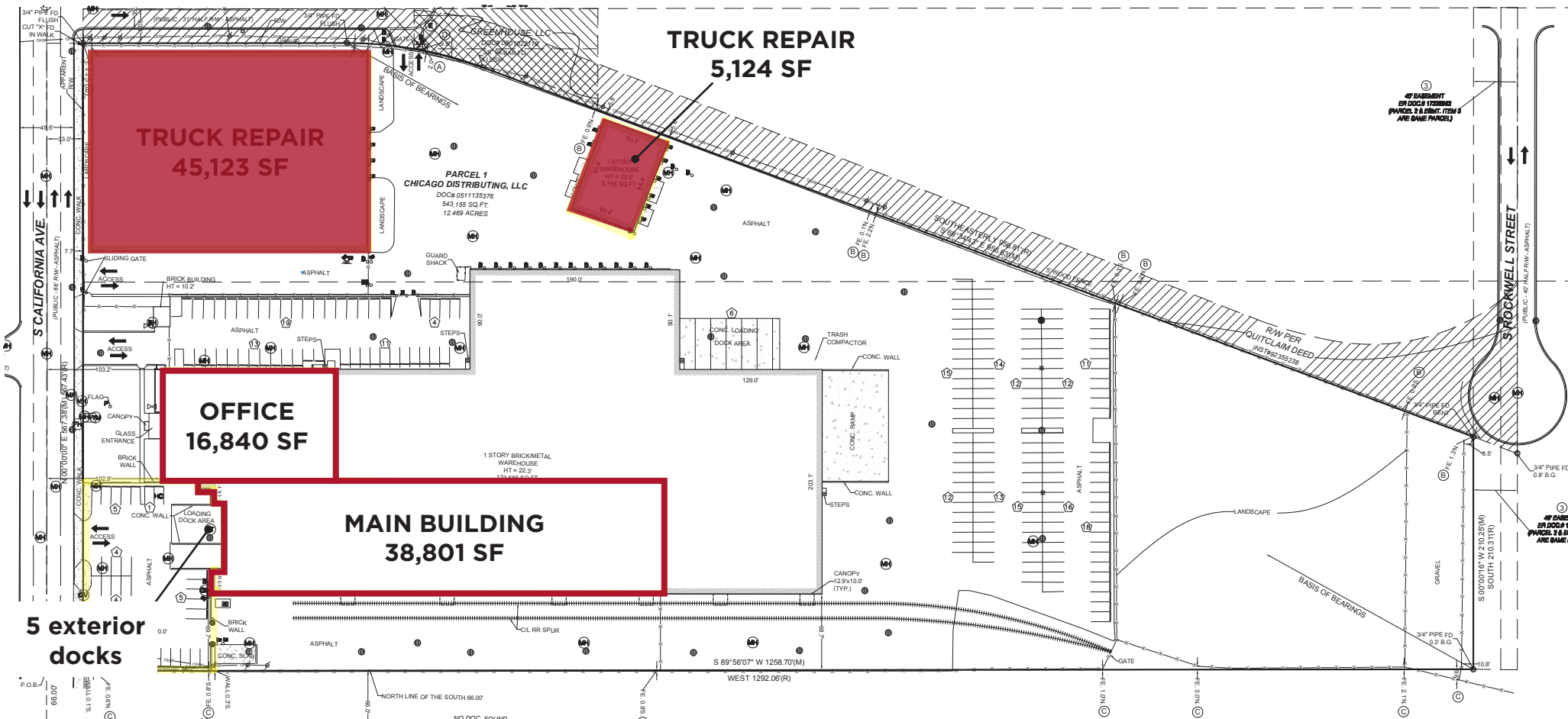
45,123 SF

5,124 SF

LOCATION

MAIN BUILDING

AVAILABLE SF	55,641 SF
OFFICE SF	16,840 SF <i>(divisible to suit)</i>
COOLER SPACE	38,801 SF <i>(capable of 35° to ambient temperature range)</i>
CLEAR HEIGHT	16'4" - 18'8"
LOADING	5 exterior docks
FIRE PROTECTION	Fully sprinklered



5 exterior docks

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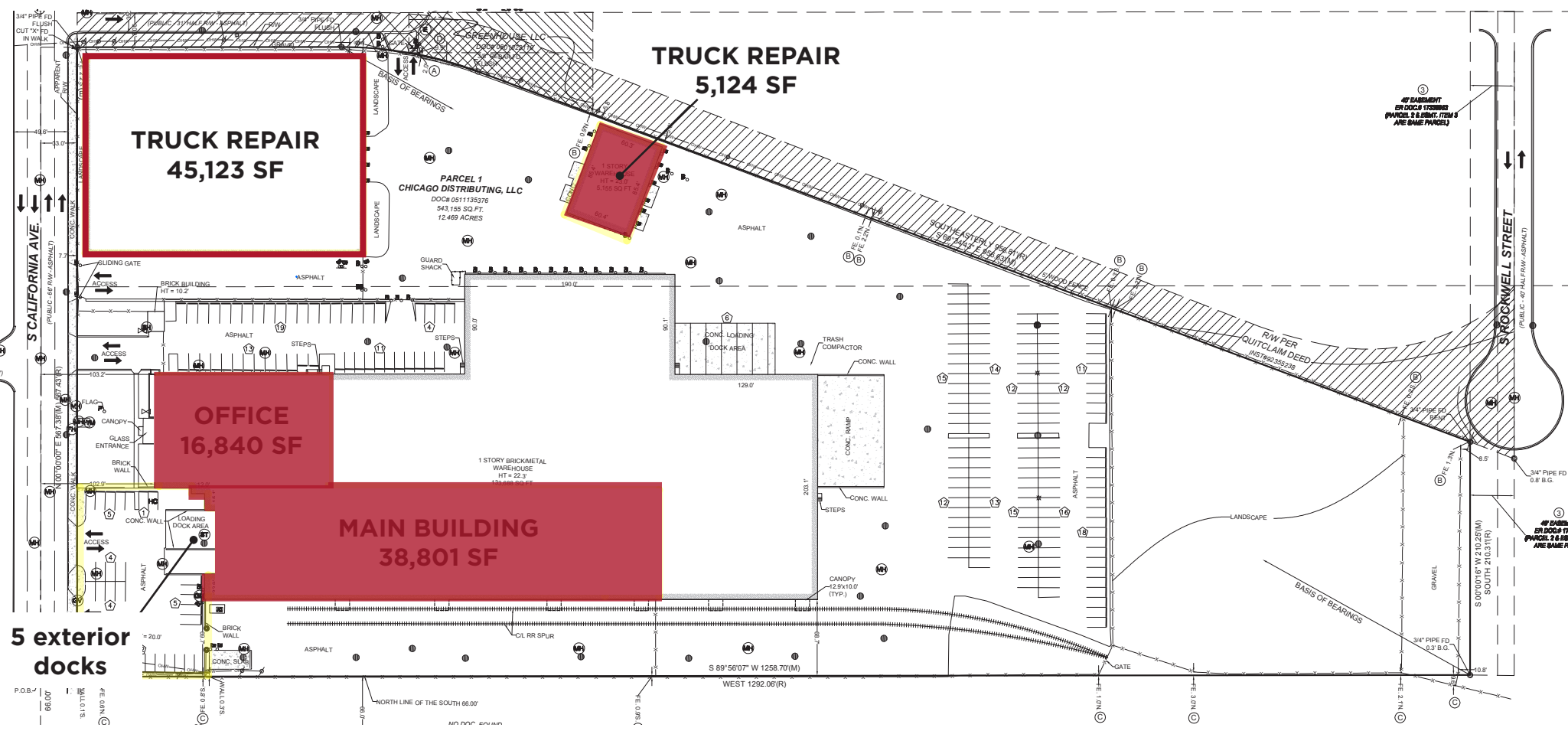
HOME OVERVIEW 55,641 SF 45,123 SF 5,124 SF LOCATION

TRUCK REPAIR BUILDING

AVAILABLE SF 45,123 SF
 CLEAR HEIGHT 14'1" - 17'3"
 LOADING 2 drive in doors

BUILDING SPECIFICS

Heated (no a/c)
 Floor drains in place
 No sprinkler system



5 exterior docks

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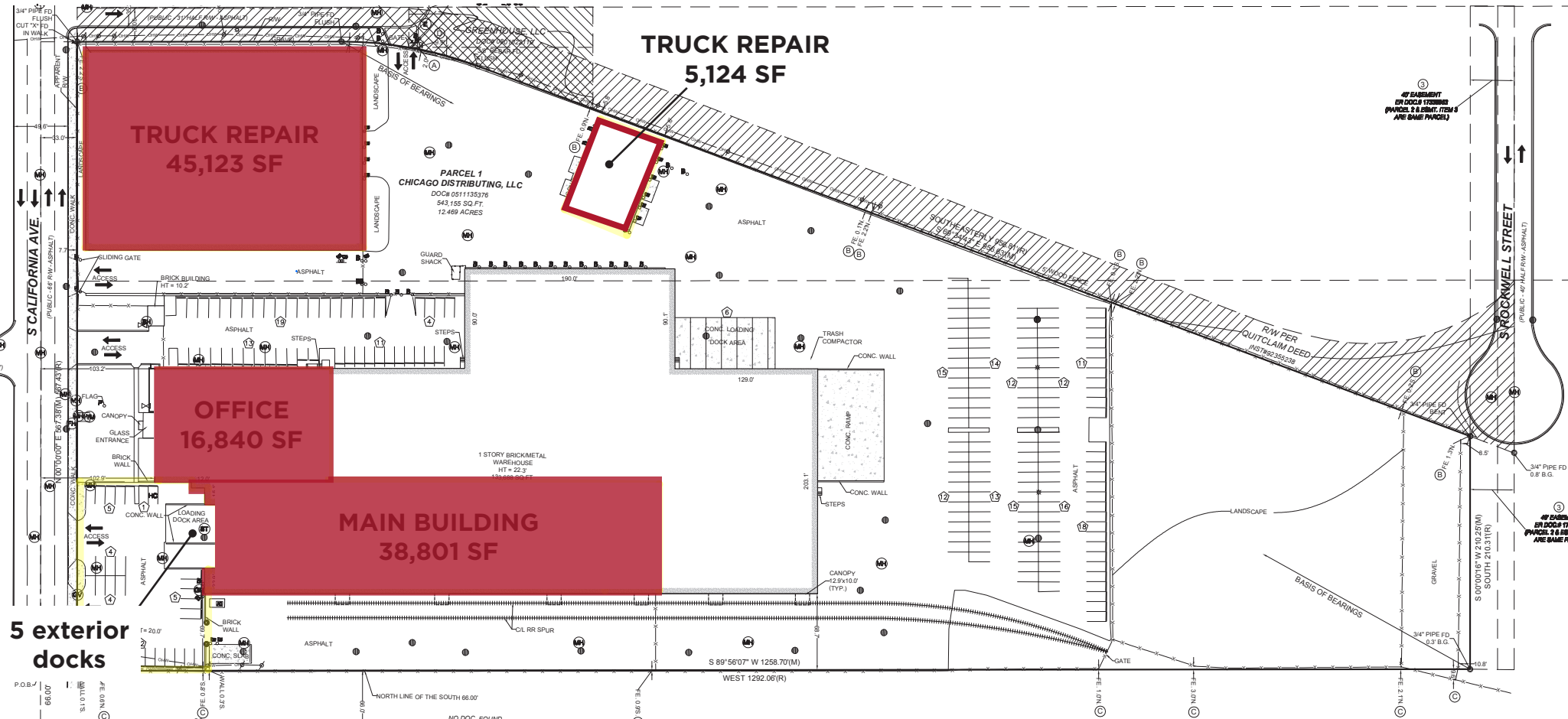
LOCATION

TRUCK REPAIR BUILDING

- AVAILABLE SF 5,124 SF
- CLEAR HEIGHT 17'4" - 19'8"
- LOADING 6 drive in doors (drive-through)

BUILDING SPECIFICS

- Heated (no a/c)
- Floor drains in place



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