

2,500 SF – 50,000 SF MULTI-TENANT INDUSTRIAL BUILDING 6 LOADING DOCKS, DRIVE-IN-DOOR WITH LARGE PARKING LOT



Asking Rent:	\$13 PSF, NNN
Pass Throughs:	\$5 PSF
Available Space:	2,500 SF–50,000 SF
Zoning:	M-1



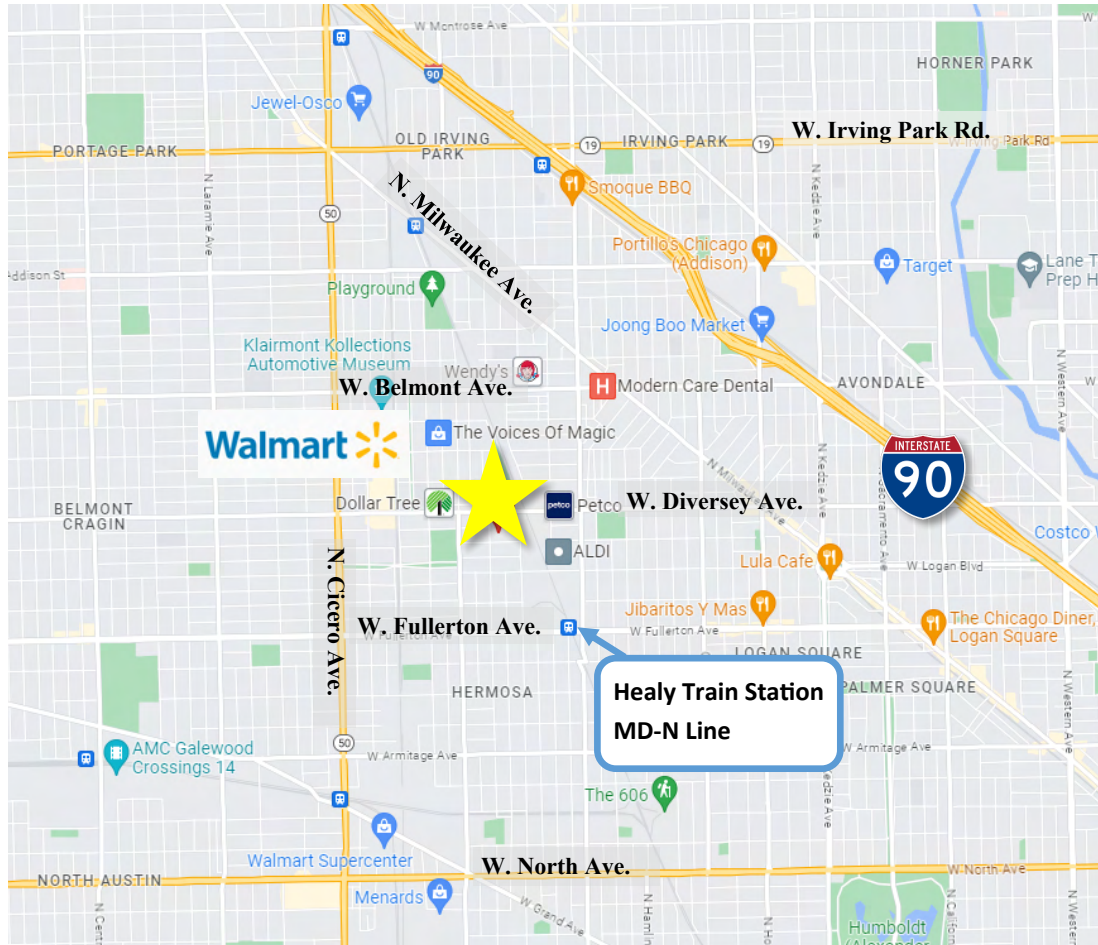
Fully improved building, including:

- New roof, skylights, bathrooms, sensed LED lights, access control system.
- Space available for warehouse, retail, showroom, and office tenants of varying sizes.
- 100 car parking lot.
- Heavy power - 1,200 Amps, 3-phase. 277/480 volt.
- 6 common docks with dock lift allowing for DID-style capability.
- Ability to add traditional drive-in door.
- Access to common docks and restrooms.
- Logan Square/Hermosa neighborhood, within blocks of Ross Dress for Less, Aldi, Binny's, Planet Fitness
- Ceiling height ranging from 14' to 23'.

CRAIG WOLF
847-989-9653
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STRAUSS REALTY, LTD.
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CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

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- Rare urban opportunity at the edge of the rapidly expanding West Logan Square neighborhood.
- Existing area retail includes Aldi, Dollar Tree, Cermak Fresh Market, Walmart, Planet Fitness, Binny's, Ross Dress for Less, etc.
- Excellent highway access, located 2 miles west of the Kennedy Expressway (I-90).
- Located on Diversey Ave. between heavily traveled Cicero Ave. & Pulaski Rd.
- 0.7 miles to Metra Healy Station.

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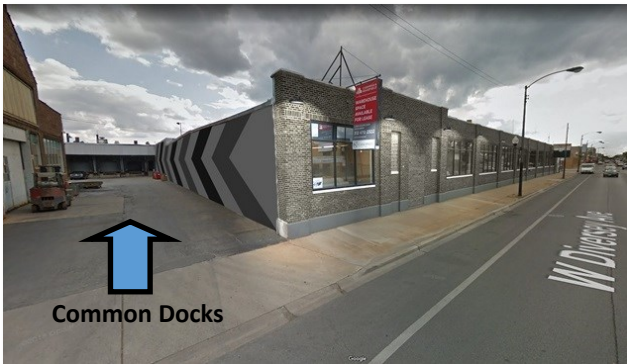
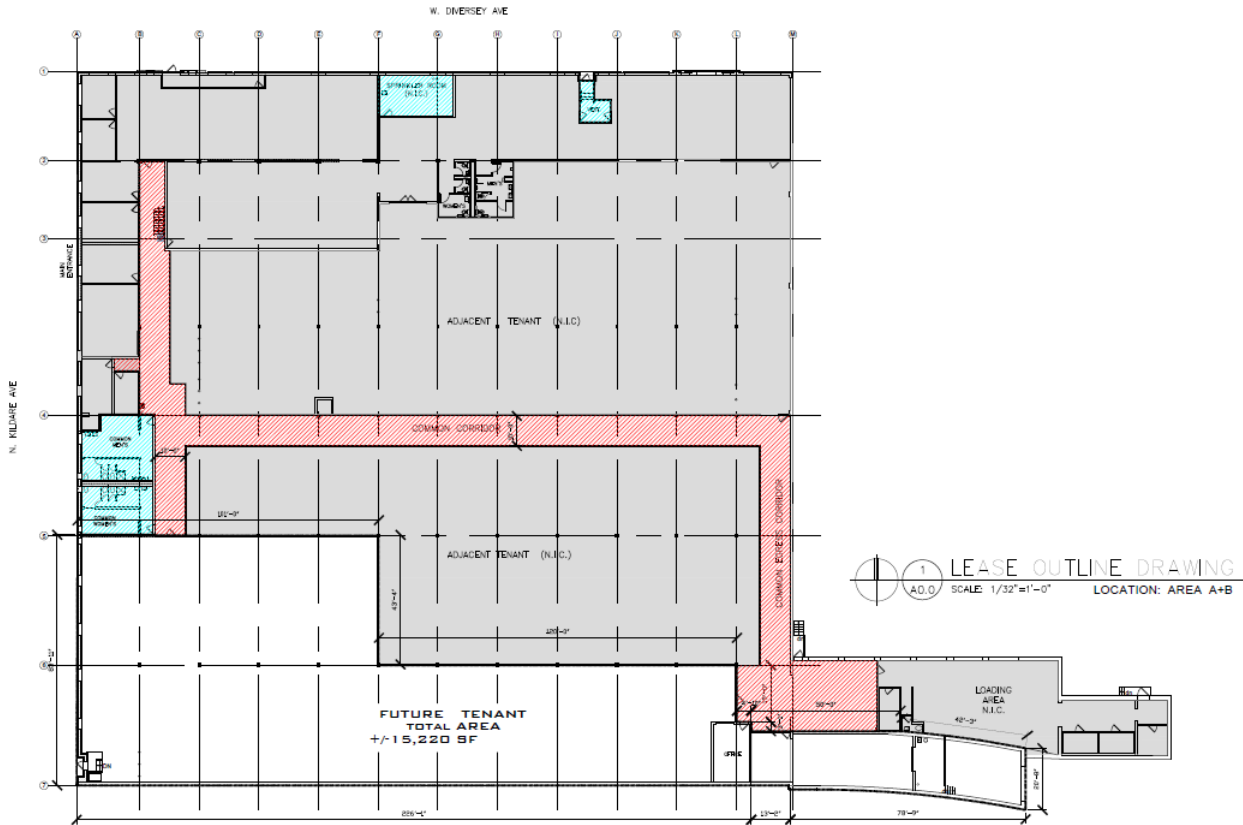
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