



6655 W Kitty Ave

6655 W Kitty Ave, Chicago Ridge, IL 60415



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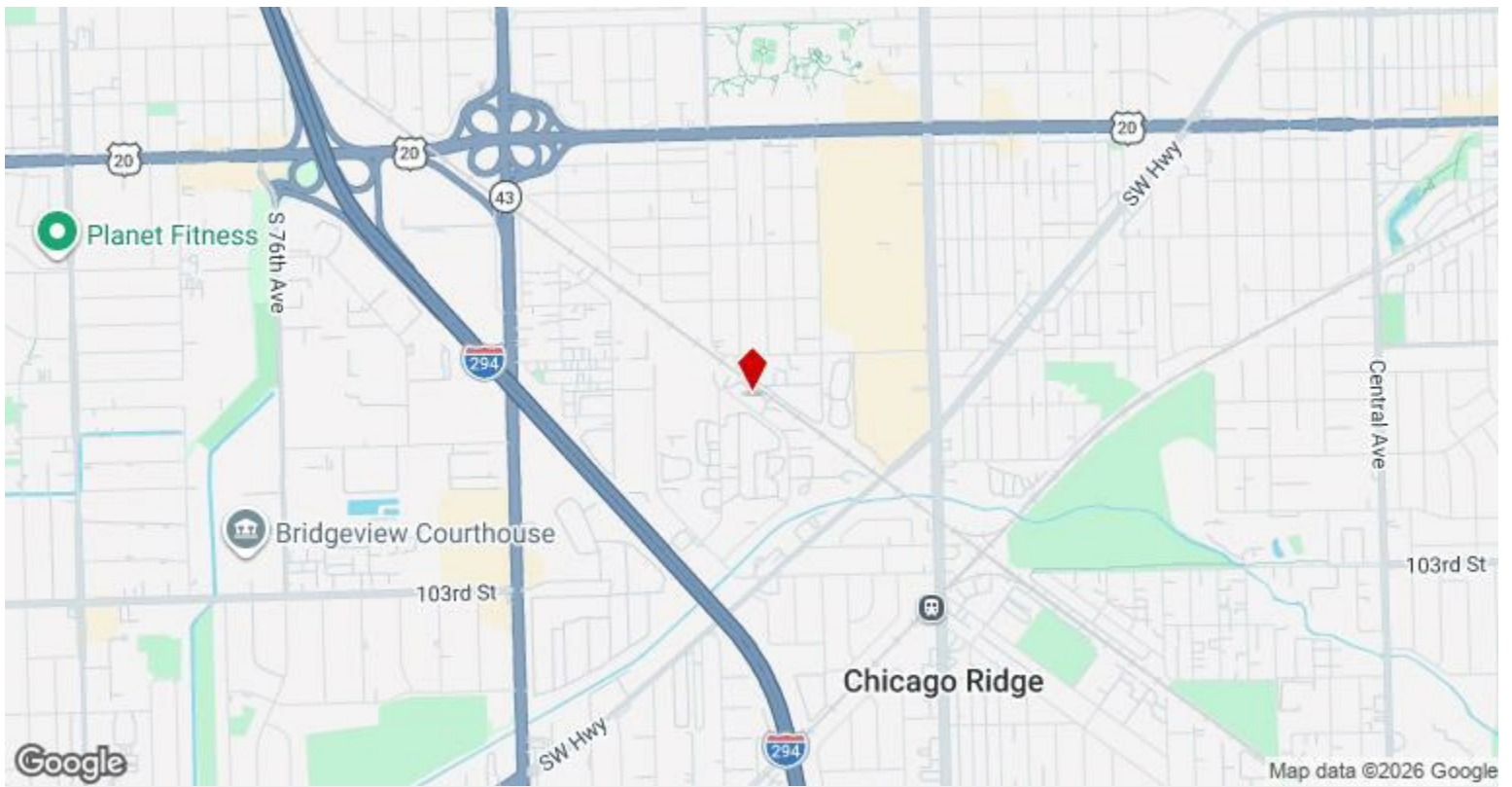
\$2,500,000

This industrial facility offers approximately 22,200 SF under roof and is situated on 2.5 acres with a fenced yard and dedicated outdoor storage areas. The building features a metal roof with an estimated remaining lifespan of 50 to 60+ years. The shop and manufacturing area measures approximately 40' x 350', full drive-through capability with 12X16 overhead doors on each end, and is equipped with two 5-ton overhead cranes with handheld floor pendant controls, two 2-ton wall-mounted jib cranes, and approximately 16' clear height under hook. The space is well-lit and supported by a 600-amp, 240-volt, 3-phase electrical service, making it suitable for a wide range of industrial and manufacturing operations. A truck garage area measuring approximately 55' x 70' with 3 overhead doors provides additional functional workspace.. The property...

- Outdoor storage
- Drive-through Warehouse
- Oversized overhead doors
- Professional office space



Price:	\$2,500,000
Property Type:	Office
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	2.75 AC
Gross Building Area:	12,000 SF
Rentable Building Area:	10,000 SF
No. Stories:	2
Year Built:	1994
Tenancy:	Multi
Parking Ratio:	2.2/1,000 SF
Zoning Description:	M-1
APN / Parcel ID:	24-07-409-001-0000
Walk Score ®:	29 (Car-Dependent)



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Property Photos



HD_1760053340418_6



HD_1760053339983_5

Property Photos



HD_1760053341410_8



HD_1760053340873_7

Property Photos



HD_1760053341817_9



HD_1760053342728_11

Property Photos



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Property Photos



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