

INDUSTRIAL PROPERTY FOR LEASE

4202 W. 45TH STREET, CHICAGO, IL 60608



OFFERING SUMMARY

Building Size	71,004 SF - Divisible to approx. 30,000 SF
Office Size	1,370 SF two-story
Lot Size	2.11 Acres
Ceiling Height	16' Clear
Loading	• 6 Interior docks with new dock equipment • 2 Drive-in doors
Sprinklered	Yes
Power	2 Sources (1) 400A@480V (2) 800A@240V
RE Taxes (2023)	\$1.73 PSF
Lease Price	STO - Motivated Landlord

PROPERTY HIGHLIGHTS

- Extremely well maintained, all masonry building
- Ready for immediate possession
- LED Lighting
- New roof with skylights
- Fenced, secured off street parking
- Drive-thru capability
- Ideal for many warehouse, manufacturing and transportation uses
- Excellent location close to I-55 interchanges
- Close to downtown Chicago and Midway Airport
- **MUST SEE - CALL TODAY**

EDWARD WABICK, SIOR | Principal | 708.220.5539 | ewabick@darwinpw.com
TERRY LYNCH, SIOR | Vice President | 773.714.2142 | tlynch@darwinpw.com

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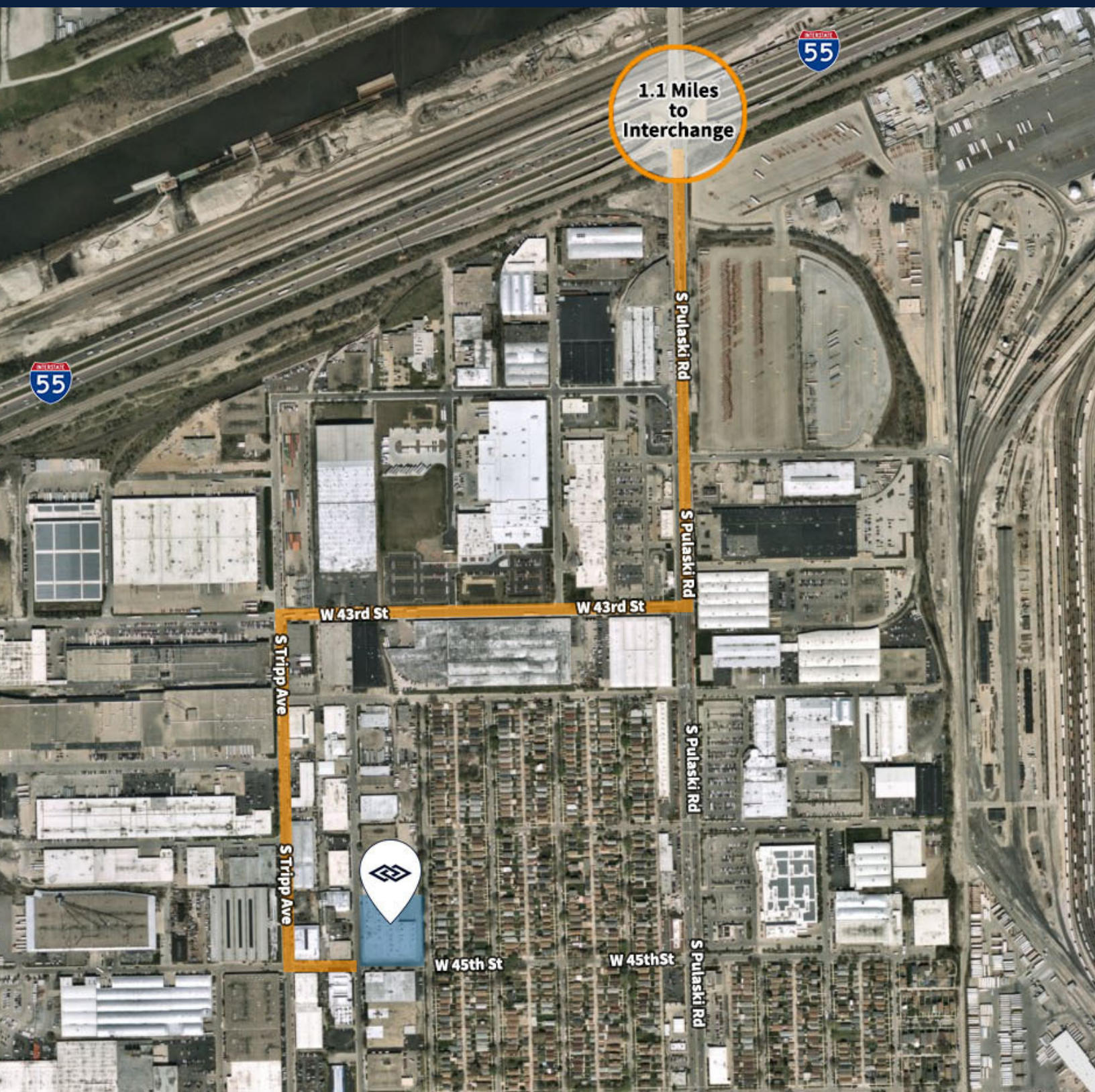


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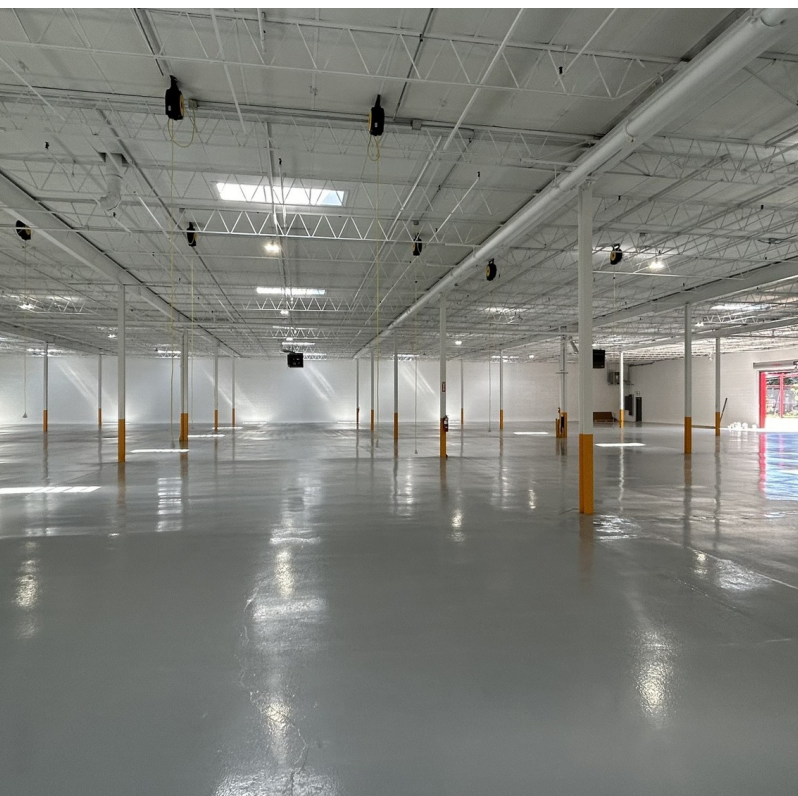
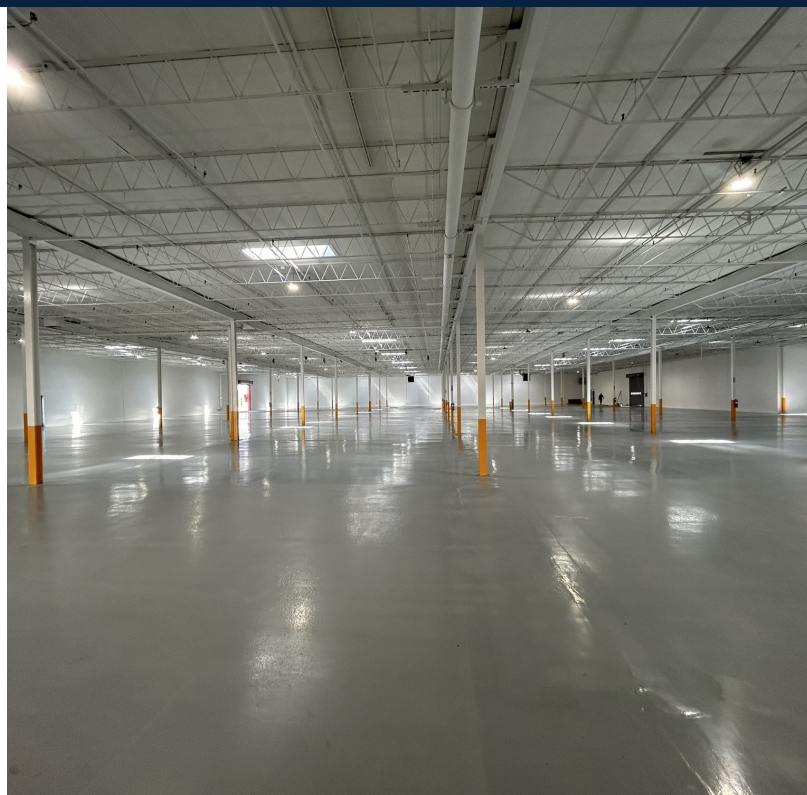


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