

FOR SALE / LEASE

255 N. California | Chicago, IL

43,100 Square Feet

Building Size:	43,100 Sq. Ft.
Land Site:	1.6 acres
Existing Office:	5,800 Sq. Ft. plus 1,200 two story plant office
Ceiling Height:	16' clear
Loading:	1 regular drive-in door and one oversized (double) drive in door
Sprinklers:	Office is a wet system, and plant has a dry system
Power:	800 amps/ 480volt/ 3 phase
Columns:	Two 50' x 269' bays, @ 16' clear, and one 40' x 200' Bay @ 12' Clear
Car Parking:	33 + car parking
Real Estate Taxes:	
Sale Price	TBD
Lease Rate:	\$3.00 Net
Possession:	Immediate
Comments:	■ One 20 Ton DeMag Bridge Crane ■ Fenced storage yard, security system, newer refurbished office area, Ideal for Contractor ■ Four oversized built in exhaust fans ■ Public Transportation: Bus and Elevated Train

For more information,
please contact:

James E. Degnan SIOR
Director - Industrial
Property Group
847-698-8213
jdegan@colliersbk.com

Vern F. Schultz
Executive Vice President
847-698-8233
vschultz@colliersbk.com



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