

AVAILABLE: Low-Cost Industrial/Office Facility

4501 West Augusta Boulevard, Chicago, Illinois 60651



PROPERTY OVERVIEW

- Clear span industrial space
- Low cost with flexible terms available
- Great natural light throughout space via skylights
- Clean, dry space
- Owner-occupied building with on-site management
- Zoned PMD
- CTA @ Chicago Ave.
- *Low-cost office space also available - please inquire!*

PROPERTY SPECS

Parking

40 Spaces + Street

Sprinklers

Wet System

Office Area

20,000 SF (divisible)

Ceiling Height

13'6" to 18'

Available Space – May Divide

62,000 SF industrial / 20,000 SF office

Year Built

1942 plus renovations

Power

Heavy power in place, well distributed

Loading

4 Interior Docks / 1 12' x 10' Grade-level DID



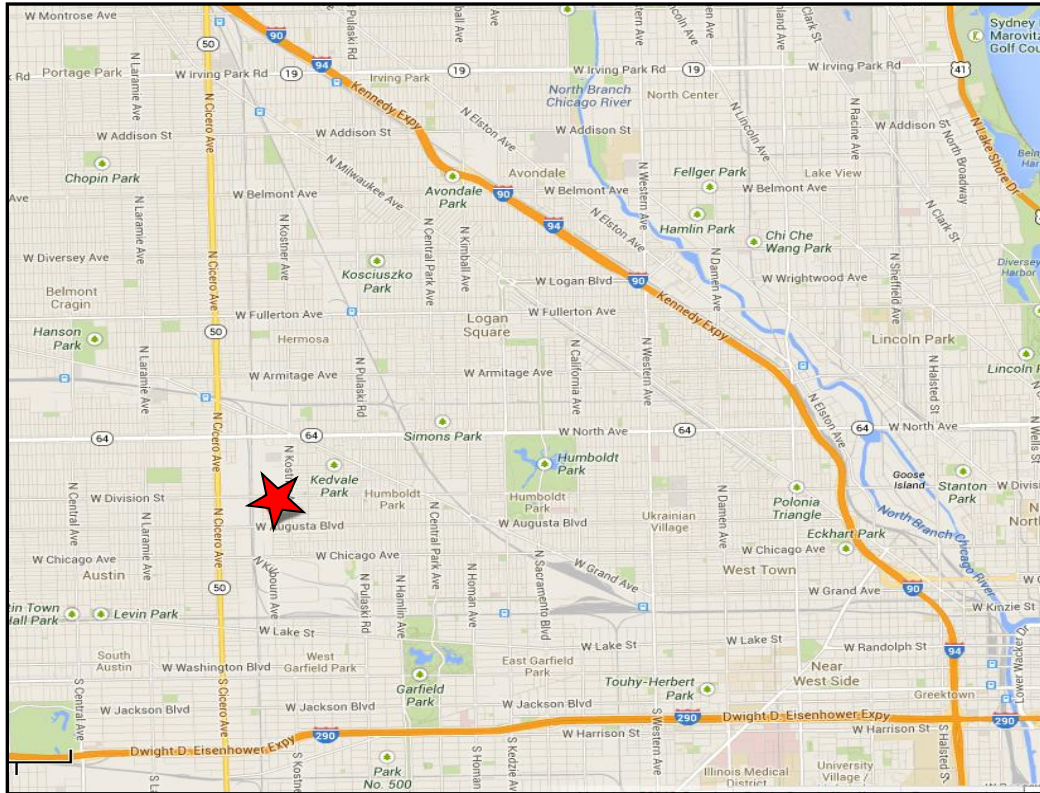
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**For More Information
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