



5055 W. LEXINGTON ST. CHICAGO, IL



FOR LEASE

DETAILS

Total Building:	98,000 SF
First Floor:	85,000 SF
Second Floor:	13,000 SF
Available For Lease:	40,000-98,000 SF
Land:	3.2 Acres
Land to Building Ratio:	1.42:1
Parking:	80 Car Spots
Zoning:	M1-2 Light Manufacturing
Loading:	2 Interior Loading Docks 4 Drive-In-Doors
Heavy Power:	4,000 Amps, 3-Phase, Heavy
PIN:	16-16-406-011-0000
2020 Real Estate Taxes:	\$46,730.00
Incredible Visibility:	+/- 200,000 VPD via I-290
Sale Price:	Subject to Offer
Lease Rate:	\$7.95 MG

HIGHLIGHTS

Quick Access to Expressway & Major Roads



Good Proximity to Chicago & Local Business Parks



Good "Stand-Alone" Building Size



Off-Street Parking



Low Inventory of Properties on the Market in this Size Range

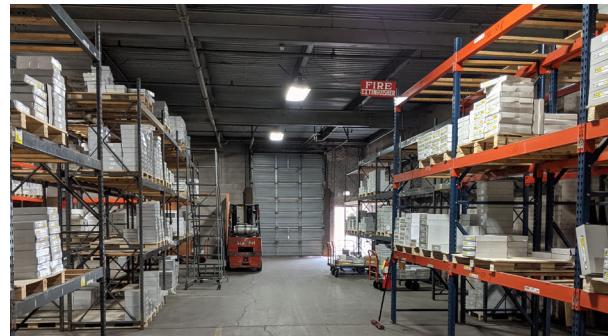
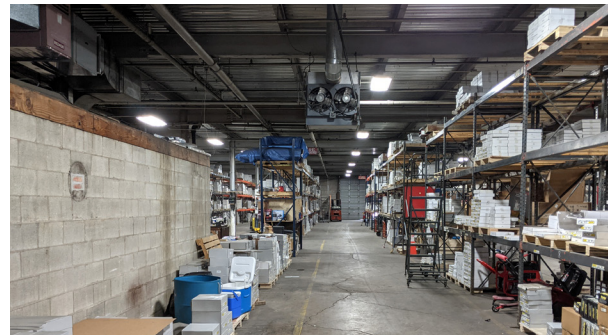


5055 W. LEXINGTON ST. CHICAGO, IL

FRONTAL VIEW



SITE AERIAL





5055 W. LEXINGTON ST. **CHICAGO, IL**

FIRST FLOOR



SECOND FLOOR

