

**SALE PRICE - \$1.4 M**

*(must close by August 31, 2026)*



**26,837 SF AVAILABLE FOR SALE OR LEASE**

**1855 S. KILBOURN AVENUE  
CHICAGO, ILLINOIS**



# 1855 S. KILBOURN AVENUE

## CHICAGO, ILLINOIS

### Property Features

|                 |                                                                                                                                                                                                                                                             |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Available Size: | 26,837 SF                                                                                                                                                                                                                                                   |
| Office Size:    | 2,500 SF                                                                                                                                                                                                                                                    |
| Site Size:      | 1.15 Acres                                                                                                                                                                                                                                                  |
| Built:          | 1956                                                                                                                                                                                                                                                        |
| Clear Height:   | 14'-21'                                                                                                                                                                                                                                                     |
| Drive-In-Doors: | 3 (Crane in each Bay)                                                                                                                                                                                                                                       |
| Car Parking:    | ±25 Spaces                                                                                                                                                                                                                                                  |
| Power:          | 600 Amps @ 240/480 Volts                                                                                                                                                                                                                                    |
| Column Spacing: | 19' x 19'                                                                                                                                                                                                                                                   |
| Sprinkler:      | Wet                                                                                                                                                                                                                                                         |
| Sale Price:     | \$1,625,000 <b>\$1,400,000</b> (close by Aug 31, 2026)                                                                                                                                                                                                      |
| Lease Rate:     | \$7.00 PSF net                                                                                                                                                                                                                                              |
| Comments:       | <ul style="list-style-type: none"><li>• Rare Free Standing Facility</li><li>• Crane Served Facility</li><li>• Four 5-Ton Cranes</li><li>• Fenced Secured Parking Lot</li><li>• Heavy Parking or Outside Storage</li><li>• Manufacturing Amenities</li></ul> |



WAREHOUSE

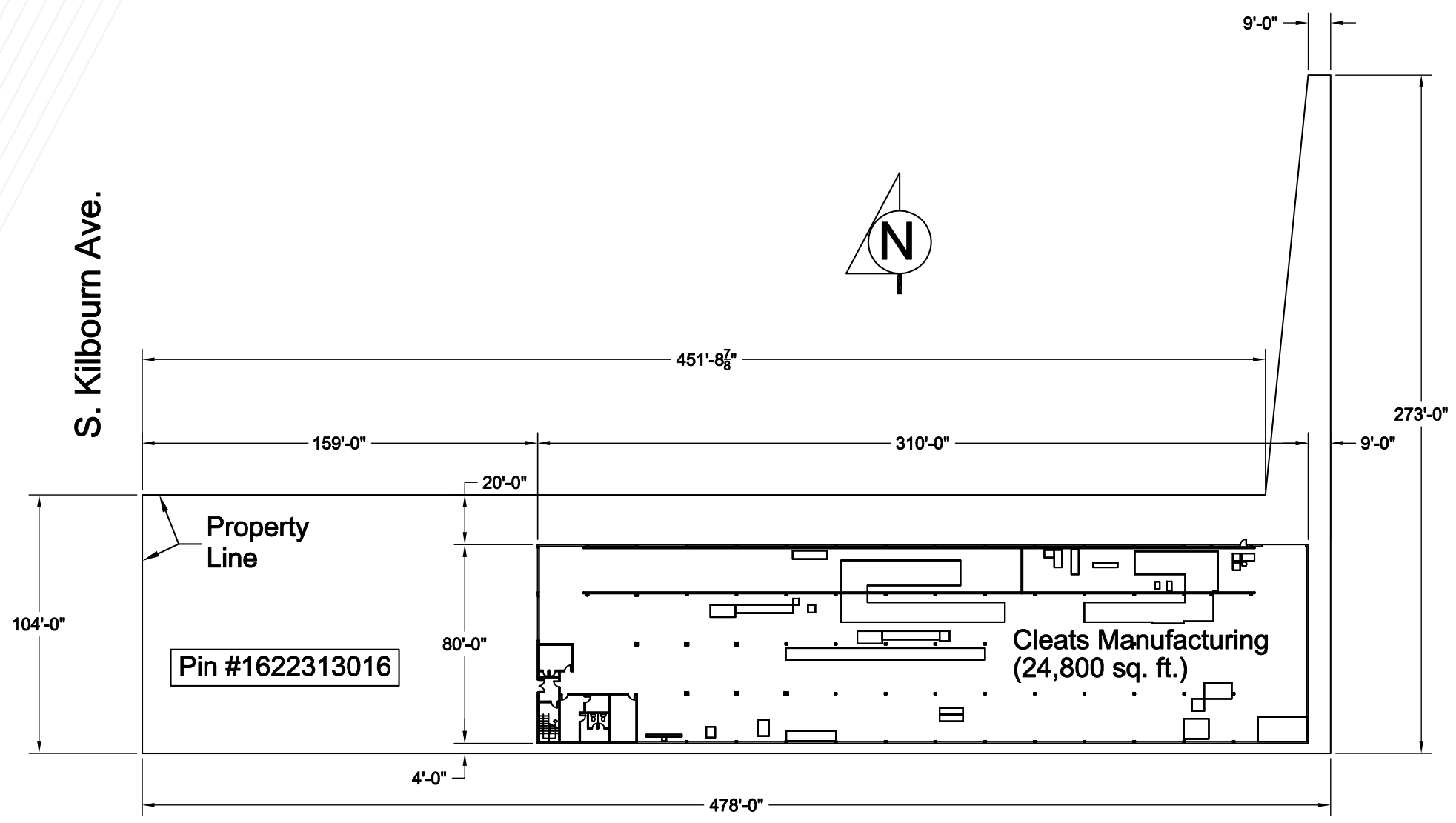


OFFICE

# 1855 S. KILBOURN AVENUE

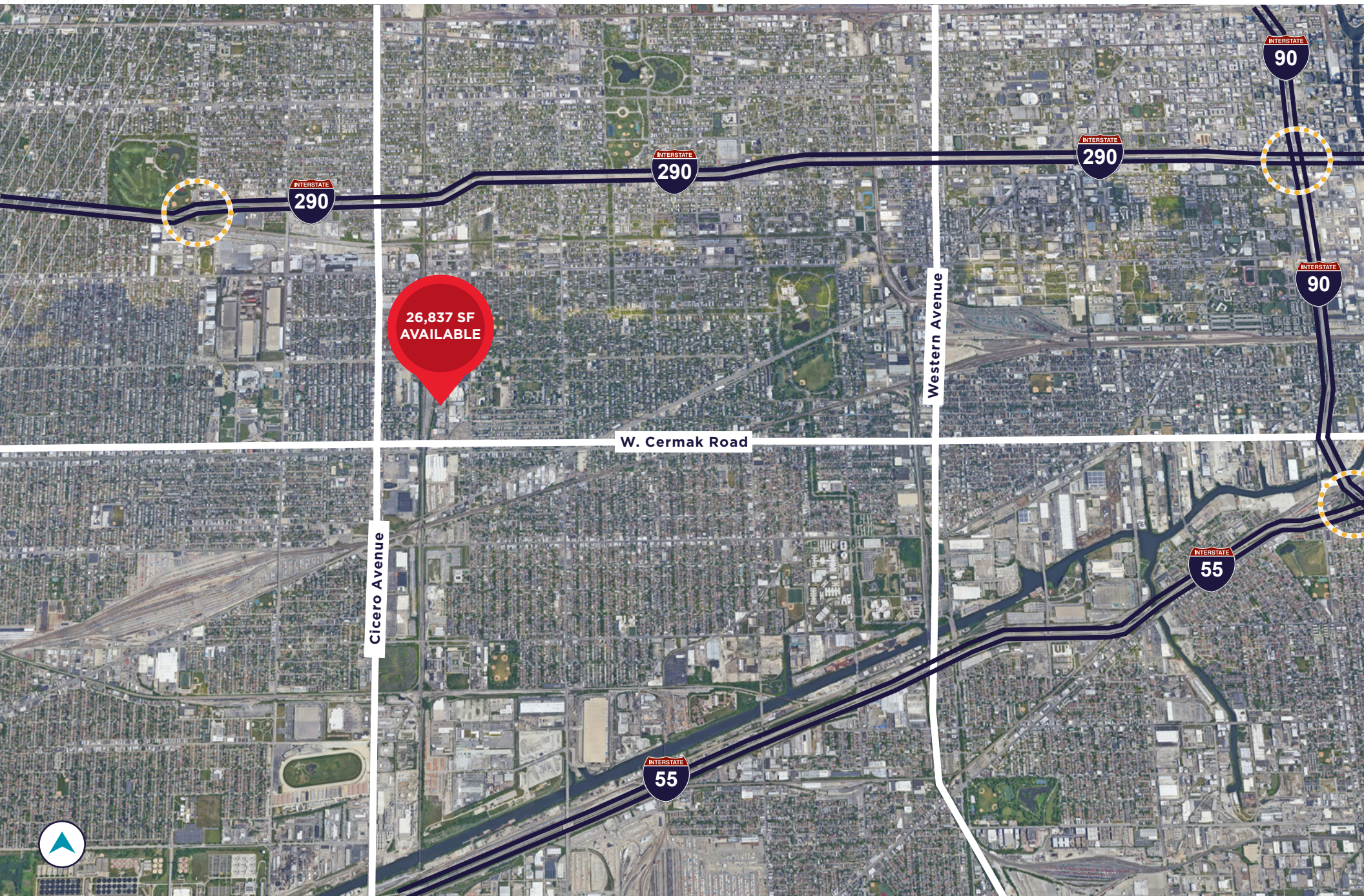
CHICAGO, ILLINOIS

## Floor Plan



# 1855 S. KILBOURN AVENUE

CHICAGO, ILLINOIS



26,837 SF  
AVAILABLE

W. Cermak Road

Western Avenue

Cicero Avenue





## FOR MORE INFORMATION, CONTACT:

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