

AVAILABLE FOR LEASE

4025-4039 S WESTERN BLVD., CHICAGO, IL 60609



OFFERING SUMMARY

Building Size	40,000 SF
Available	6,500 SF - 24,936 SF
Lot Size	1.58 Acres
Ceiling Height	12' - 16' 6"
Loading	1 drive-in door (Unit A) 1 interior dock (Unit C)
Parking	30 surface parking spots
Lease Rate	Subject to Offer

PROPERTY HIGHLIGHTS

- Fully air-conditioned clean warehouse space (Unit A)
- Floor drains (Unit A)
- Large parking lot
- Good ceiling heights
- Nicely built-out office space (Unit A)
- Excellent expressway access to I-55 and I-90/94
- Frontage along Western Avenue

MARC HALE | Associate | 773.714.2119 | mhale@darwinpw.com

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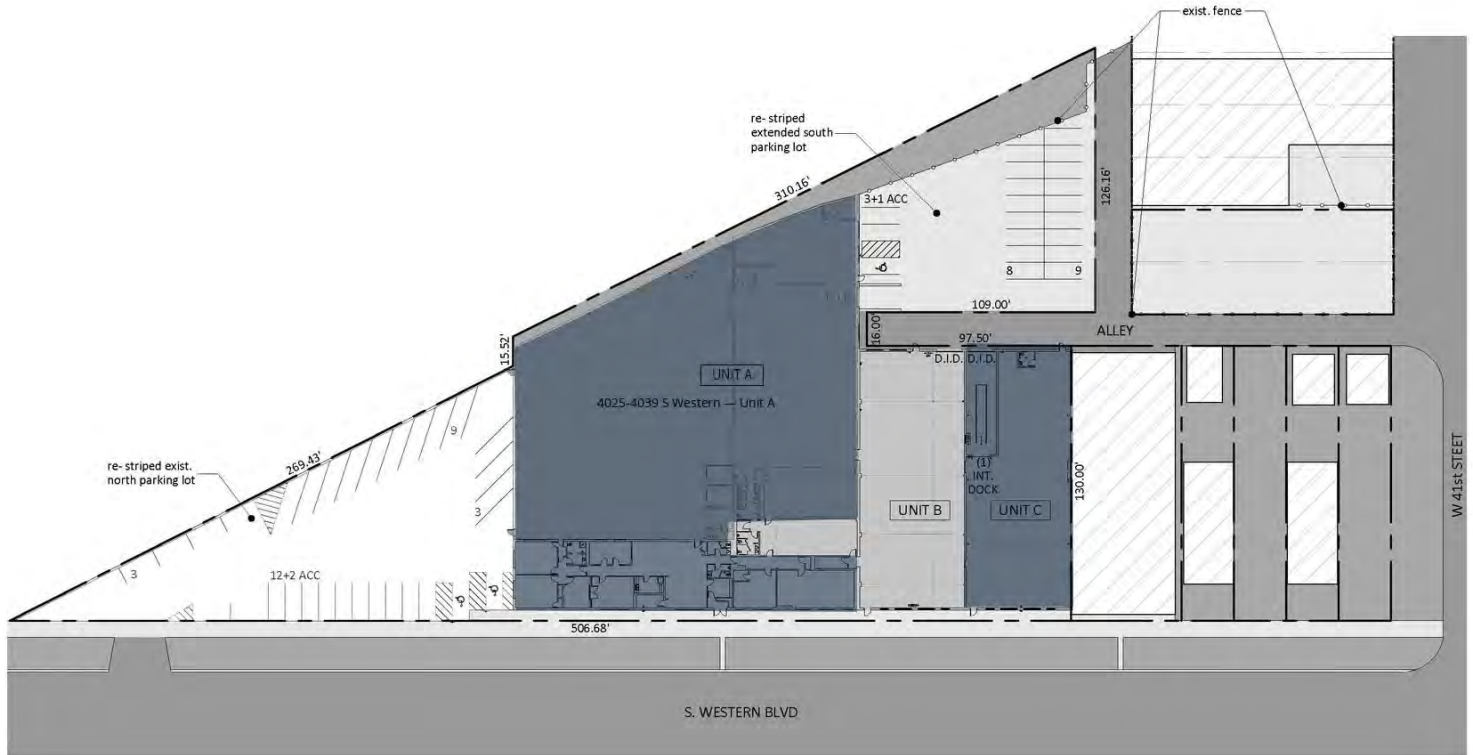


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AVAILABLE SPACES

SUITE	TENANT	SIZE	RATE	DESCRIPTION
4025-4039 S Western — Unit A	Available	24,936 SF	Subject to Offer	Drive-in loading Divisible
4025-4039 S Western — Unit C	Available	6,500 SF	Subject to Offer	Dock

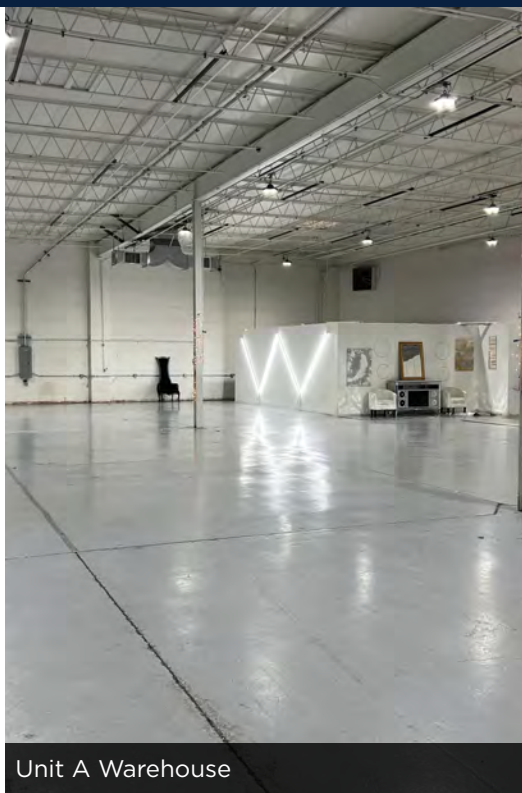
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Unit A Warehouse



Unit A Warehouse



Unit A Interior



Unit A Conference Room



Unit A Office



Unit A Interior

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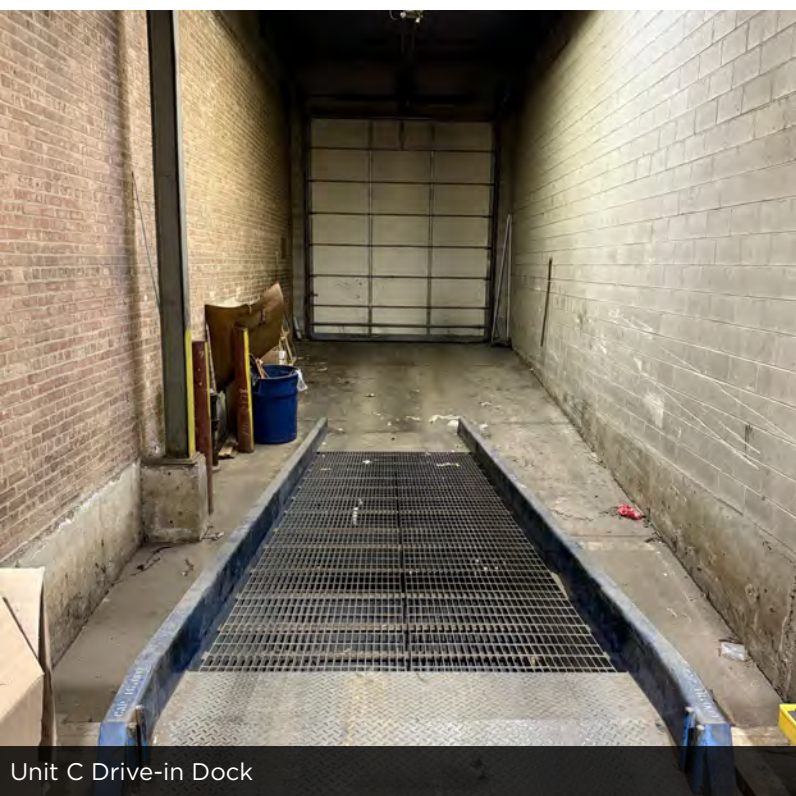


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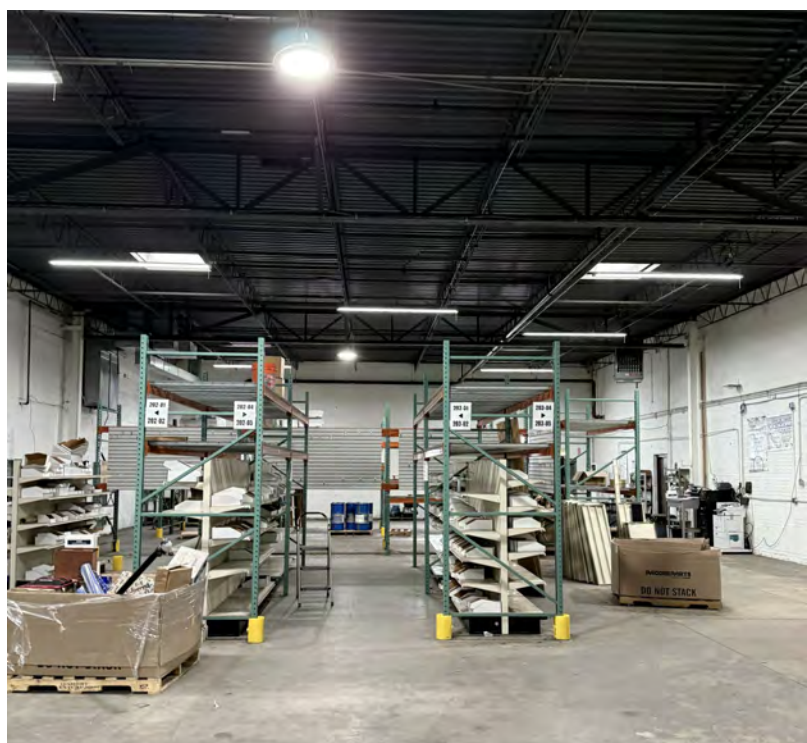
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Unit C Exterior



Unit C Drive-in Dock



Unit C Warehouse

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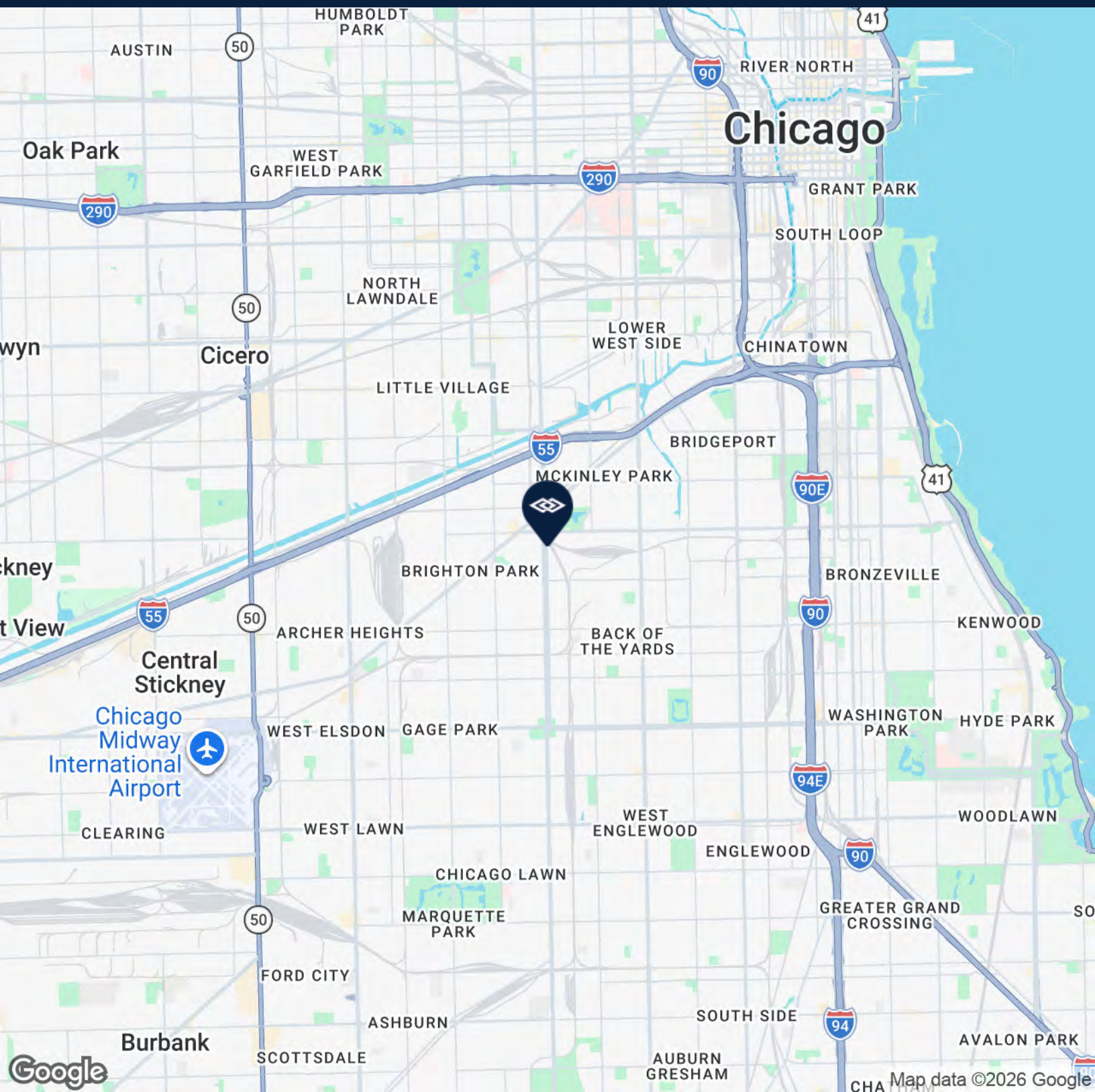


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R E A L T Y



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Submitted subject to error, change in status, or withdrawal without notice.