

NEWLY REDUCED PRICE
\$1,000,000 (\$53.66 PSF)



FOR SALE: 18,635 SF | 0.45 AC

4901 WEST ARMITAGE AVENUE, CHICAGO, IL

FREE-STANDING, SINGLE-TENANT, CRANE-SERVED BUILDING

PROPERTY HIGHLIGHTS

4901 West Armitage Avenue is a free-standing, single-tenant building with an excellent location on Armitage Avenue off of Cicero Avenue and minutes to I-90. The facility is fully temperature controlled and has manufacturing amenities.

Building Size: 18,635 SF

Office Area: ±2,000 SF

Land Size: 0.45 Acres

Clear Height: 11'

Loading: 1 Interior Dock; 2 Drive-In Doors

Crane(s):

- Abell-Howe ½ ton Cap. Traveling Bridge Crane, S/N: 71-4029-01; with CM Lodestar ½ Ton Cap. Electric Hoist, Trolley, 2-Way Pendant Control, 8 ft. (approx.) Span, 25 ft. (approx.) Travel (No Building Supports)
- Abell-Howe ½ ton Cap. 360-degree Free-Standing Jib Crane, S/N: MC69-B-093; with CM Lodestar ½ Ton Cap. Electric Hoist, Trolley, 15 ft. (approx.) Arm (No Building Supports)
- Abell-Howe ½ ton Cap. Model J902FC Jib Crane, S/N: MC3609; with CM Lodestar ½ Ton Cap. Electric Hoist with Pendant Control, 12 ft. (approx.) Arm (No Building Supports)

Power: 800 Amps @480 Volts

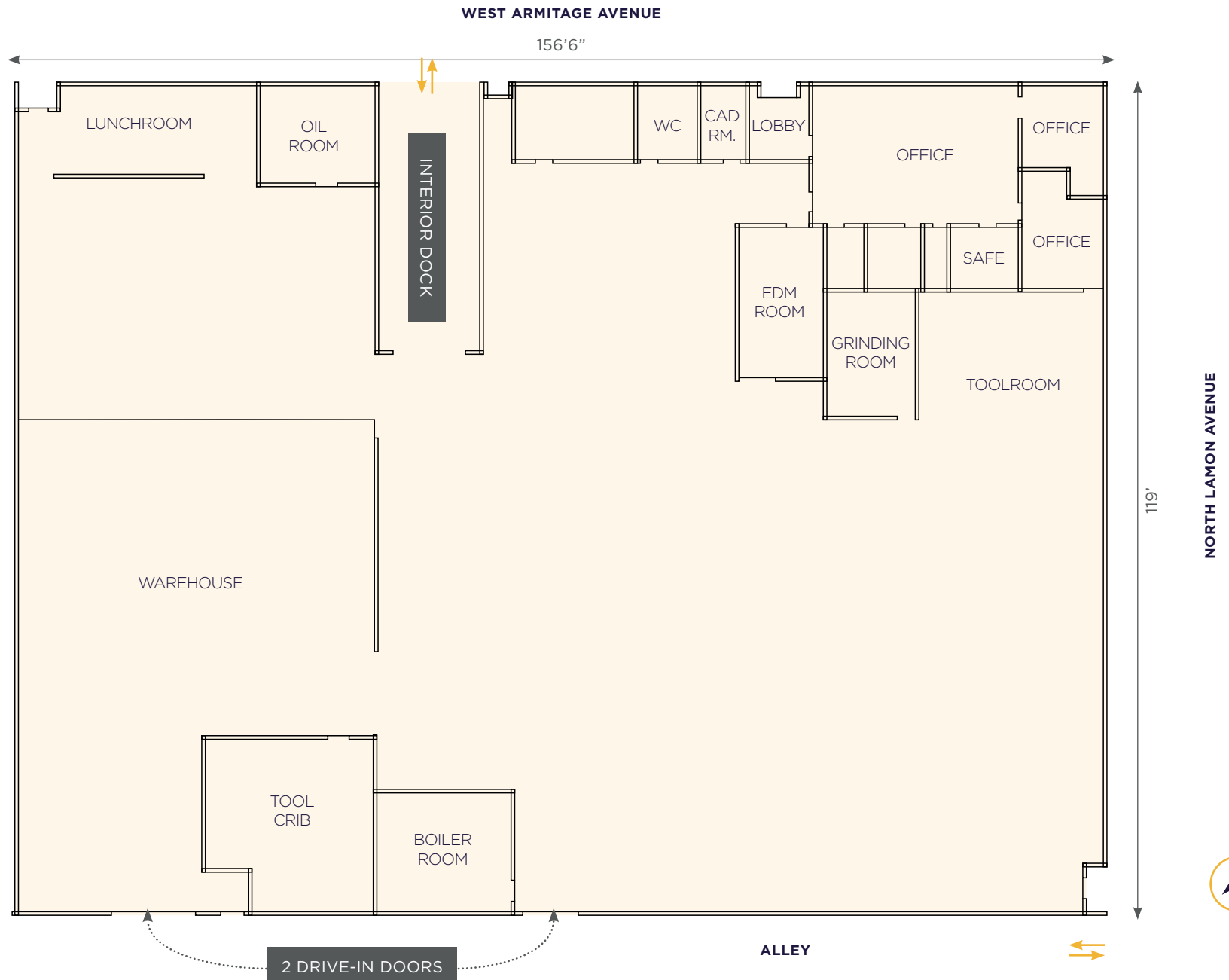
Parking: Street Parking

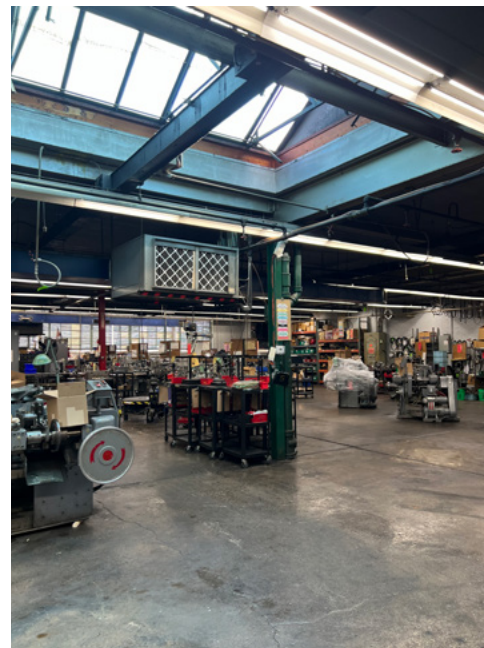
Sale Price: \$1,200,000 (\$64.40 PSF) **\$1,000,000 (\$53.66 PSF)**



SITE PLAN

18,365 SF





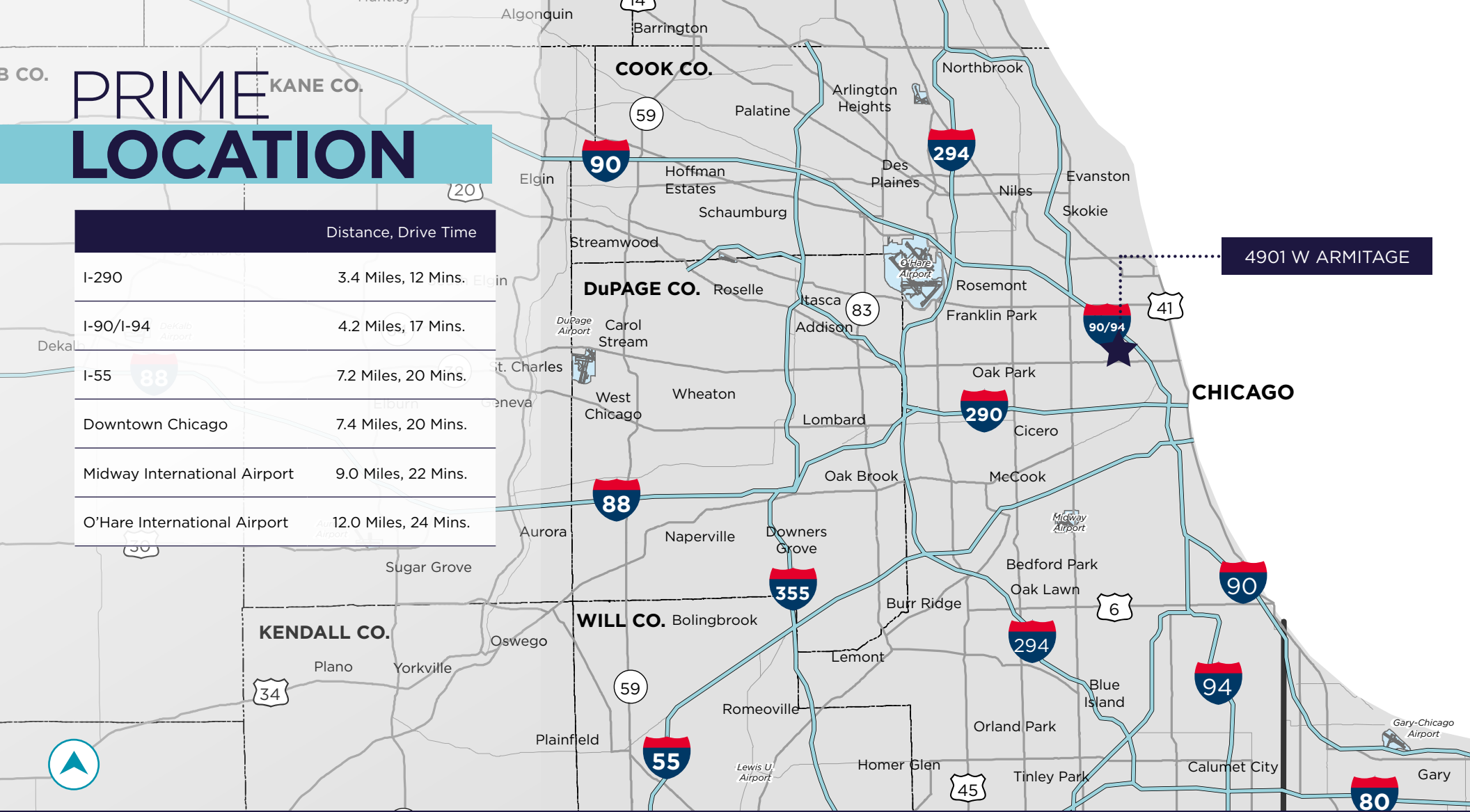


SITE ACCESS

PRIME LOCATION

| | Distance, Drive Time |
|------------------------------|----------------------|
| I-290 | 3.4 Miles, 12 Mins. |
| I-90/I-94 | 4.2 Miles, 17 Mins. |
| I-55 | 7.2 Miles, 20 Mins. |
| Downtown Chicago | 7.4 Miles, 20 Mins. |
| Midway International Airport | 9.0 Miles, 22 Mins. |
| O'Hare International Airport | 12.0 Miles, 24 Mins. |

4901 W ARMITAGE



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