

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
ALI NIX | Associate | 773.714.2128 | anix@darwinpw.com

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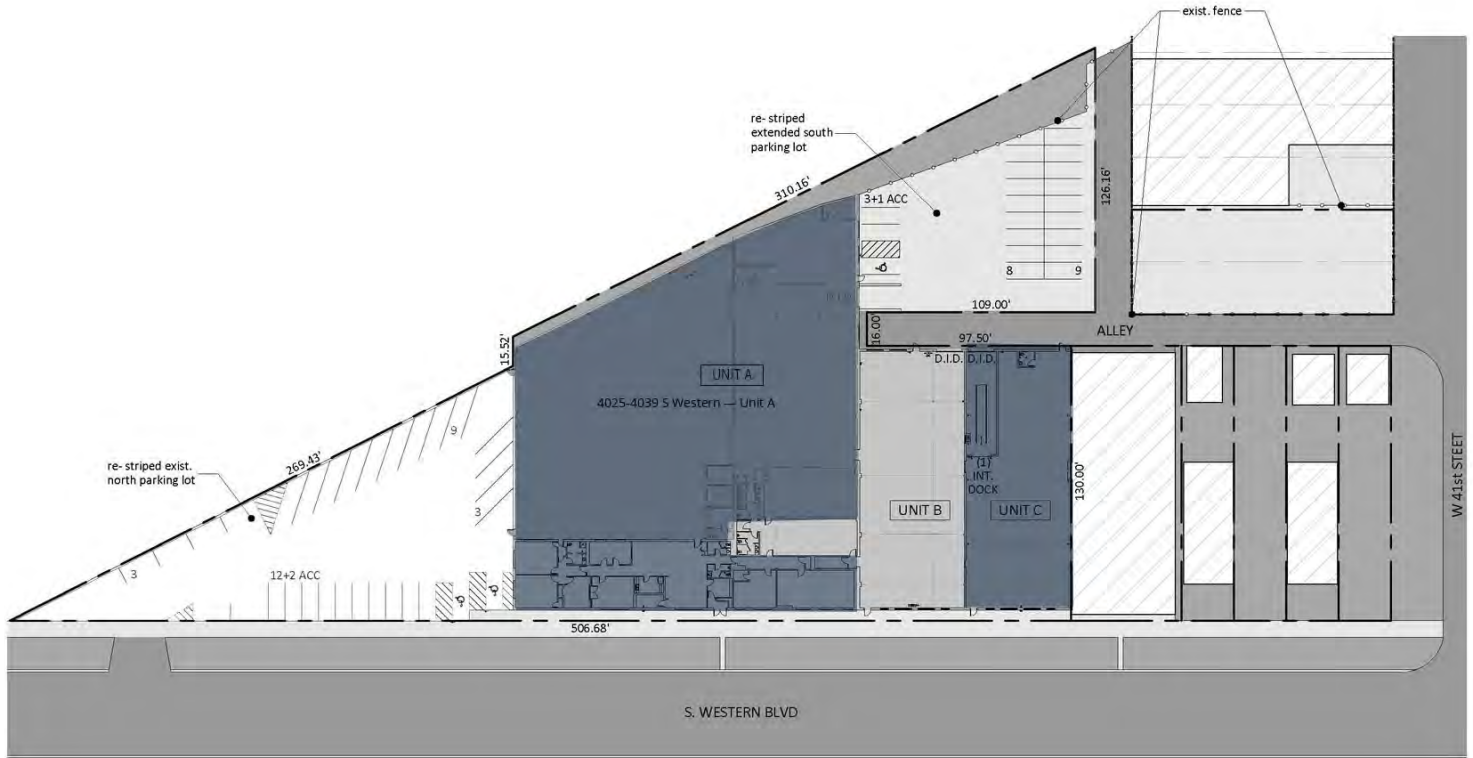
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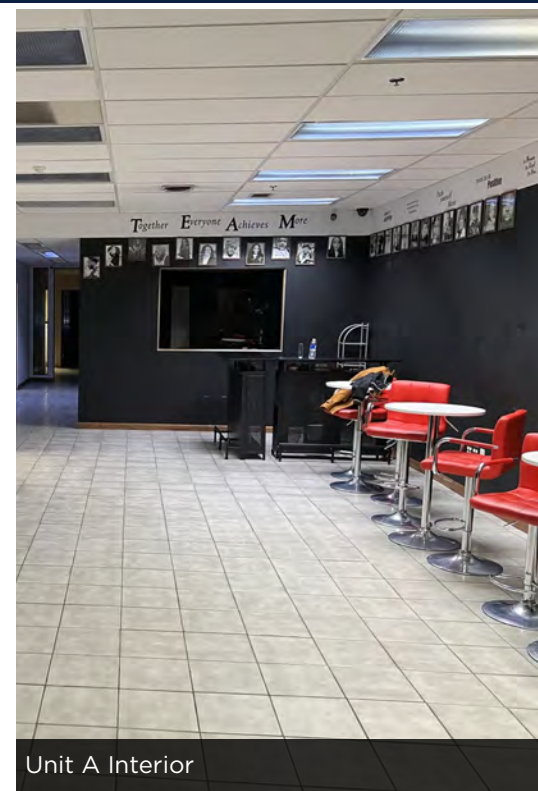
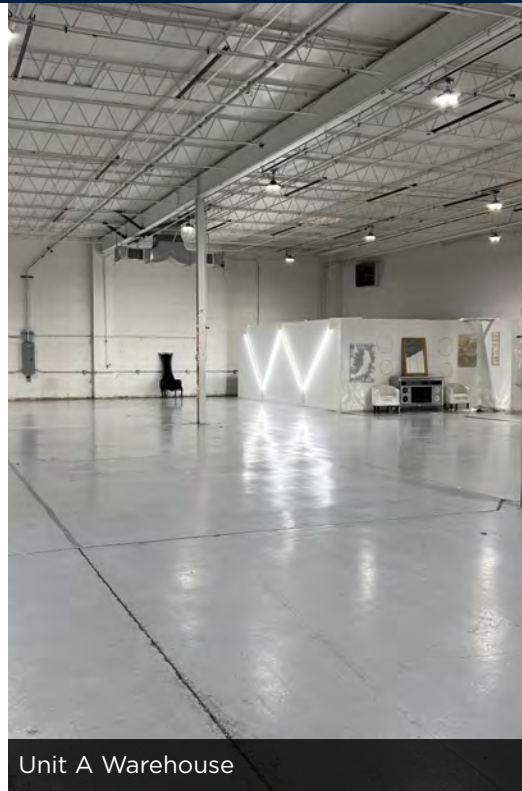
AVAILABLE SPACES

| 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

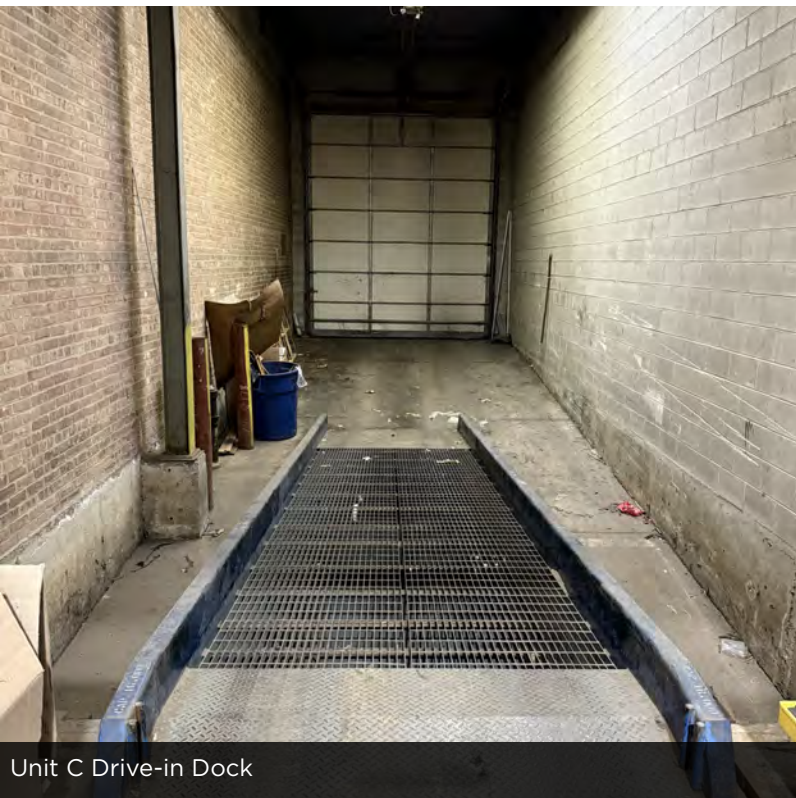
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Unit C Exterior



Unit C Drive-in Dock

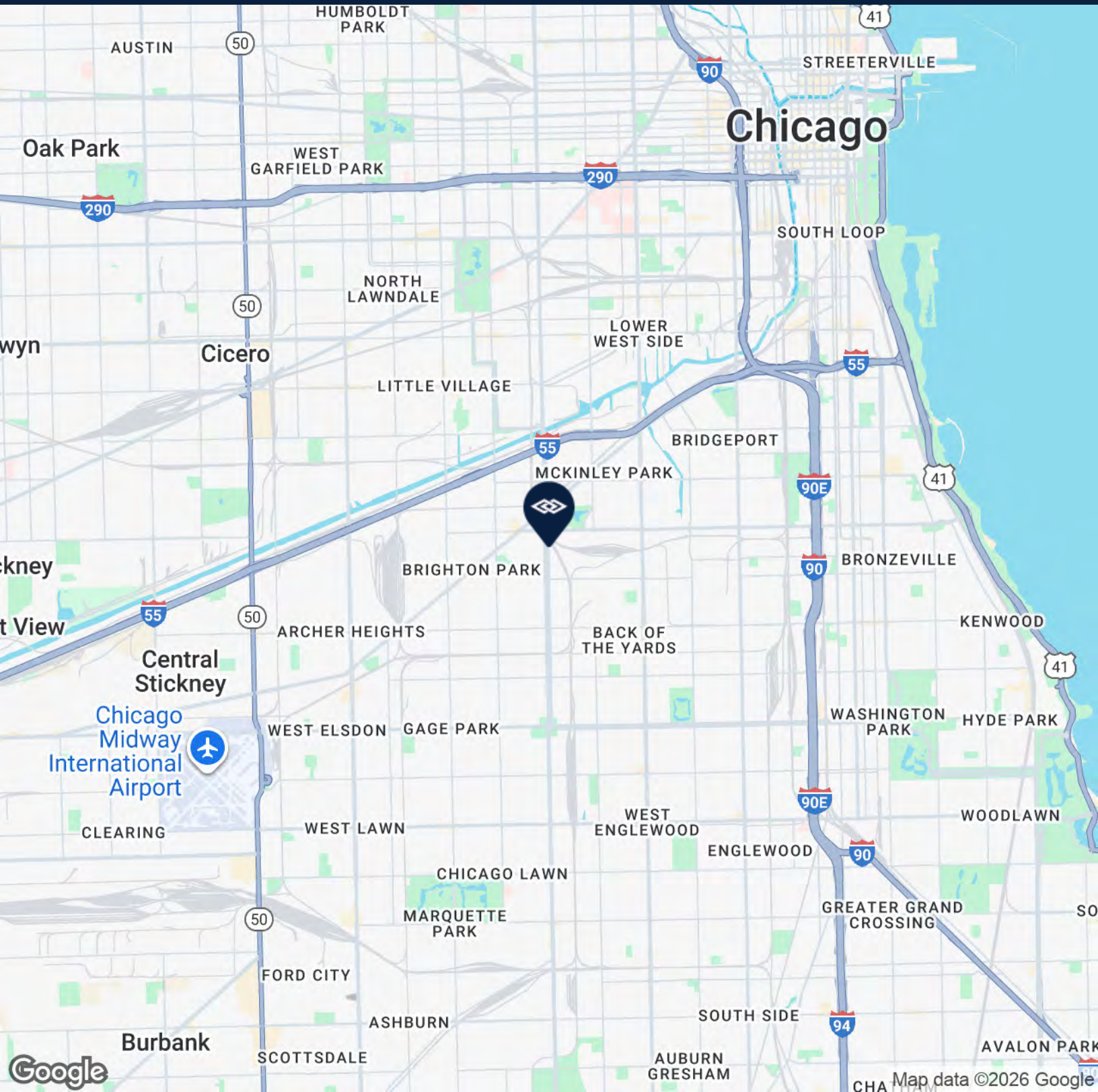


Unit C Warehouse

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