

3843 W. 43rd Street

INDUSTRIAL BUILDING FOR SUBLEASE

3843 W 43rd St, Chicago, IL 60632

[Property Website](#)

±80,026 SF
Available

Divisible to
±25,000 SF

New Roof and
LED Lighting

Sublease through
May 31, 2028



Justin Lerner, SIOR

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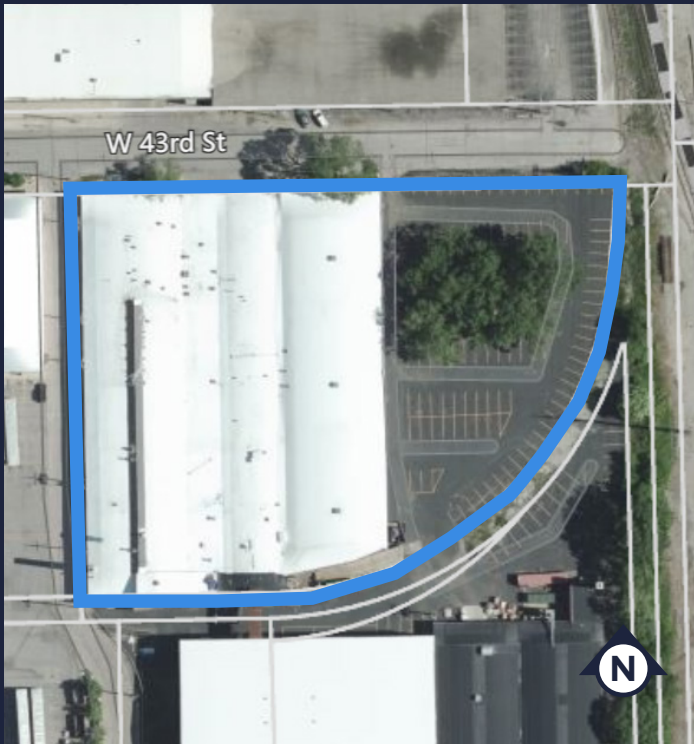
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Property Highlights

- Sublease through May 31, 2028
- Located in Chicago's Crawford Industrial Park
- Ample power
- Fully sprinklered building
- New roof and LED lighting
- Close proximity to I-55 via S Pulaski Rd
- Just 15 minutes from Downtown Chicago
- Easy access to public transportation
- Access to a strong labor force



BUILDING SIZE	±80,026 SF
DIVISIBLE TO	±25,000 SF
OFFICE SIZE	±11,000 SF (Can take less)
CEILING HEIGHT	16' - 18'
LOADING	6 Interior Docks
PARKING	±25 Spaces
ZONING	M2-2
HEATING	Gas
YEAR BUILT	1959
CONSTRUCTION	Masonry
CAM	\$1.06 PSF (2026 Est.)
RET	\$1.25 PSF (2026 Est.)
SUBLEASE RATE	\$5.50 PSF Net



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