

AVAILABLE FOR SALE OR LEASE

832 S. CENTRAL AVENUE

CHICAGO, IL



**BUILDING SPECIFICATIONS:**

<b>BUILDING SIZE:</b>	26,000 SF
<b>OFFICE:</b>	808 SF
<b>SITE SIZE:</b>	2.29 acres
<b>CLEAR HEIGHT:</b>	24'
<b>LOADING:</b>	› 12 docks › Potential to add drive-in door(s)
<b>ZONING:</b>	M2-2
<b>POWER:</b>	800 amps; 120/240 volts; 3-phase
<b>PROPERTY TAXES:</b>	\$2.56 PSF (2024)
<b>SALE PRICE:</b>	Subject to Offer
<b>LEASE RATE:</b>	Subject to Offer
<b>COMMENTS:</b>	› Immediate access to full, 4-way interchange at Central Ave and I-290 › Fenced and secured outside storage available › Less than 8 miles to Downtown Chicago › Highway visibility with opportunity for signage facing I-290 › Real estate tax incentives available › Located within an Enterprise Zone and TIF District



**Dylan Maher**  
Senior Vice President  
dmaher@lee-associates.com  
D 773.355.3033

**Michael O'Leary**  
Principal  
moleary@lee-associates.com  
D 773.355.3024

**Brian Vanosky**  
Principal  
bvanosky@lee-associates.com  
D 773.355.3023

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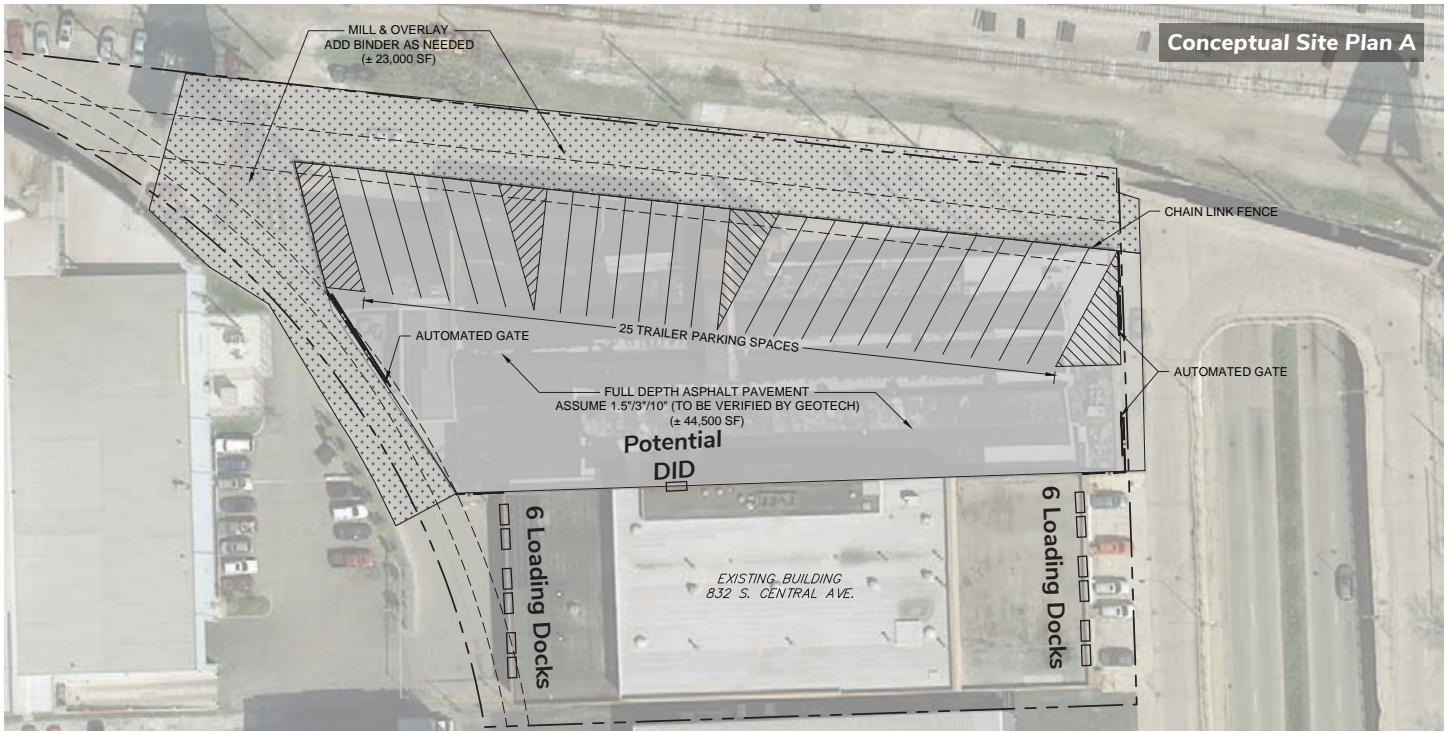
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COMMERCIAL REAL ESTATE SERVICES



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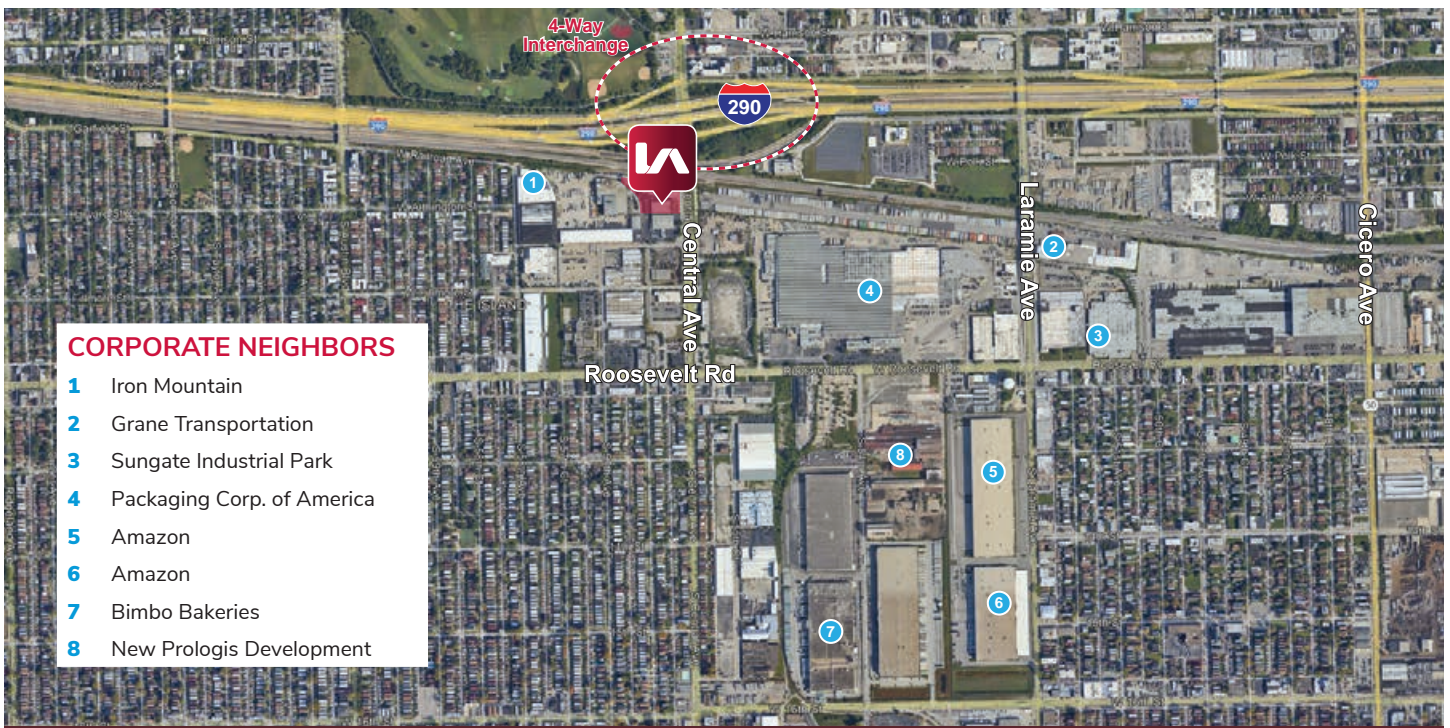
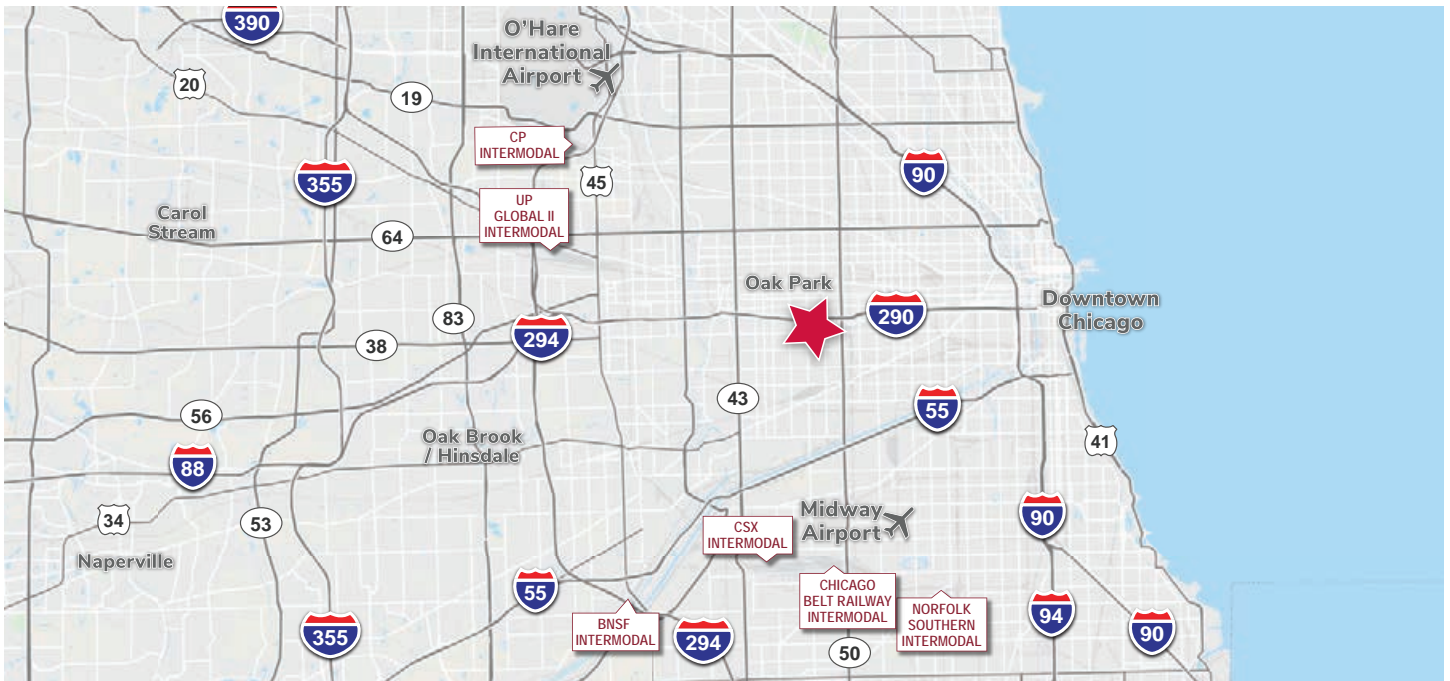


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