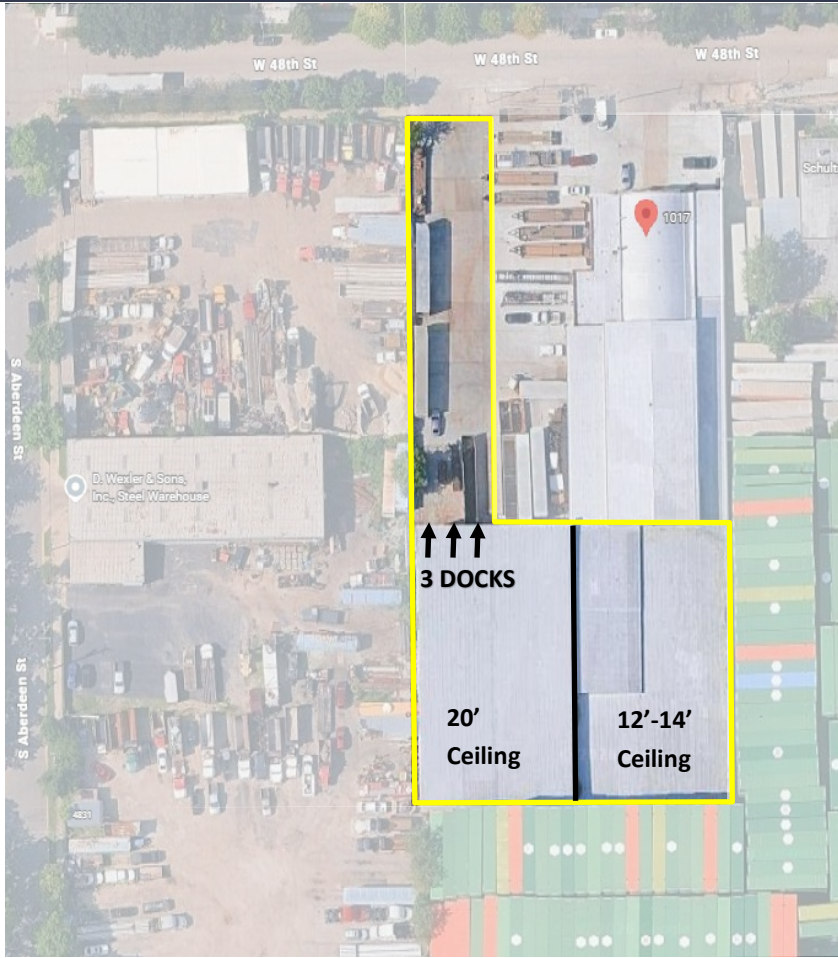


FOR LEASE ±34,626 SF Industrial Building with Trailer Parking

1017 W. 48th St.
Chicago, IL 60609



HIGHLIGHTS

- ±34,626 square feet with 3 docks
- Trailer parking available
- Brand new roof, office, LED lighting, dock doors, and concrete in truck court
- Back of the Yards location, close to I-90

RENTAL PRICE:	\$7.25 PSF, NNN
TAXES:	\$1.80 PSF
INSURANCE:	\$0.42 PSF
SIZE:	±34,626 SF
DOCKS:	3 Exterior
PARKING:	13-15 Trailer Spots
CEILING HEIGHT:	20' for ±17,313 SF 12'-14' for ±17,313 SF
ZONING:	PMD-8
ALDERMAN:	Jeanette Taylor

CONTACT

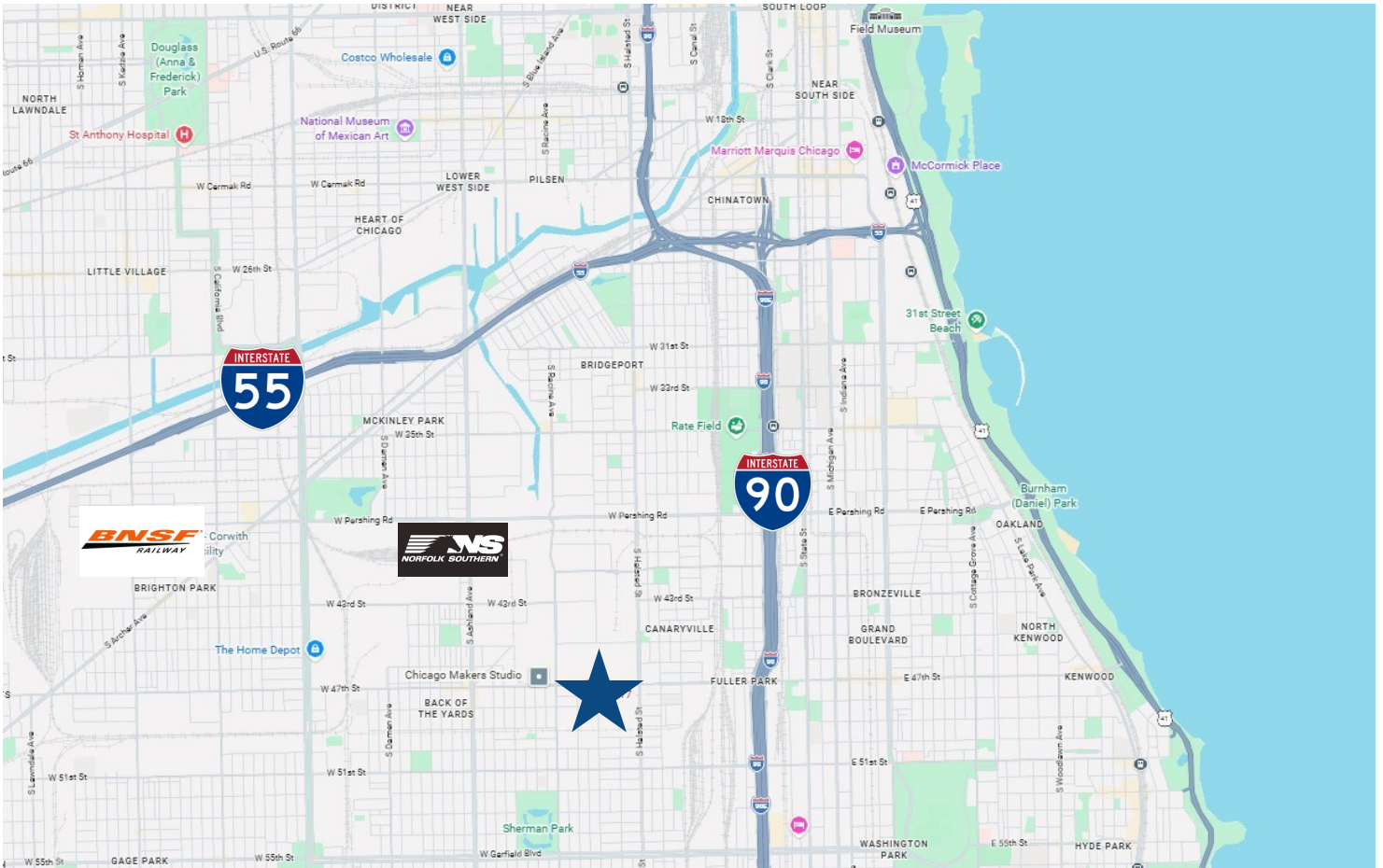
Adam Schneiderman, SIOR
773 736 3600 Office
847 826 4467 Mobile
adam@straussrealty.com

David Kaplan
773 736 3600 Office
630 294 8689 Mobile
david@straussrealty.com

STRAUSS
REALTY, LTD.

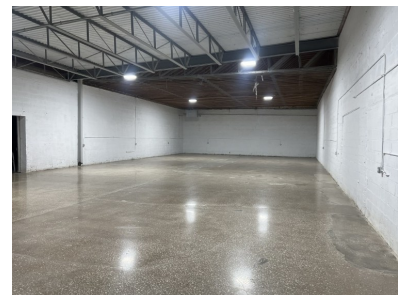
LOCATION

1017 W. 48th St.
Chicago, IL 60609



Close proximity to:

- Midway Airport
- BNSF Corwith Intermodal
- CSX Intermodal 59th St Stockyard
- Norfolk Southern Intermodal Yard
- I-55
- I-90
- Pershing Rd
- Halsted St



CONTACT

Adam Schneiderman, SIOR
773 736 3600 Office
847 826 4467 Mobile
adam@straussrealty.com

David Kaplan
773 736 3600 Office
630 294 8689 Mobile
david@straussrealty.com

STRAUSS
REALTY, LTD.



David Kaplan
773 736 3600 Office
630 294 8689 Mobile
david@straussrealty.com

STRAUSS
REALTY, LTD.