



K-Town Business Center

4646 W. 5th Ave. & 4653 W. Polk St. Chicago IL

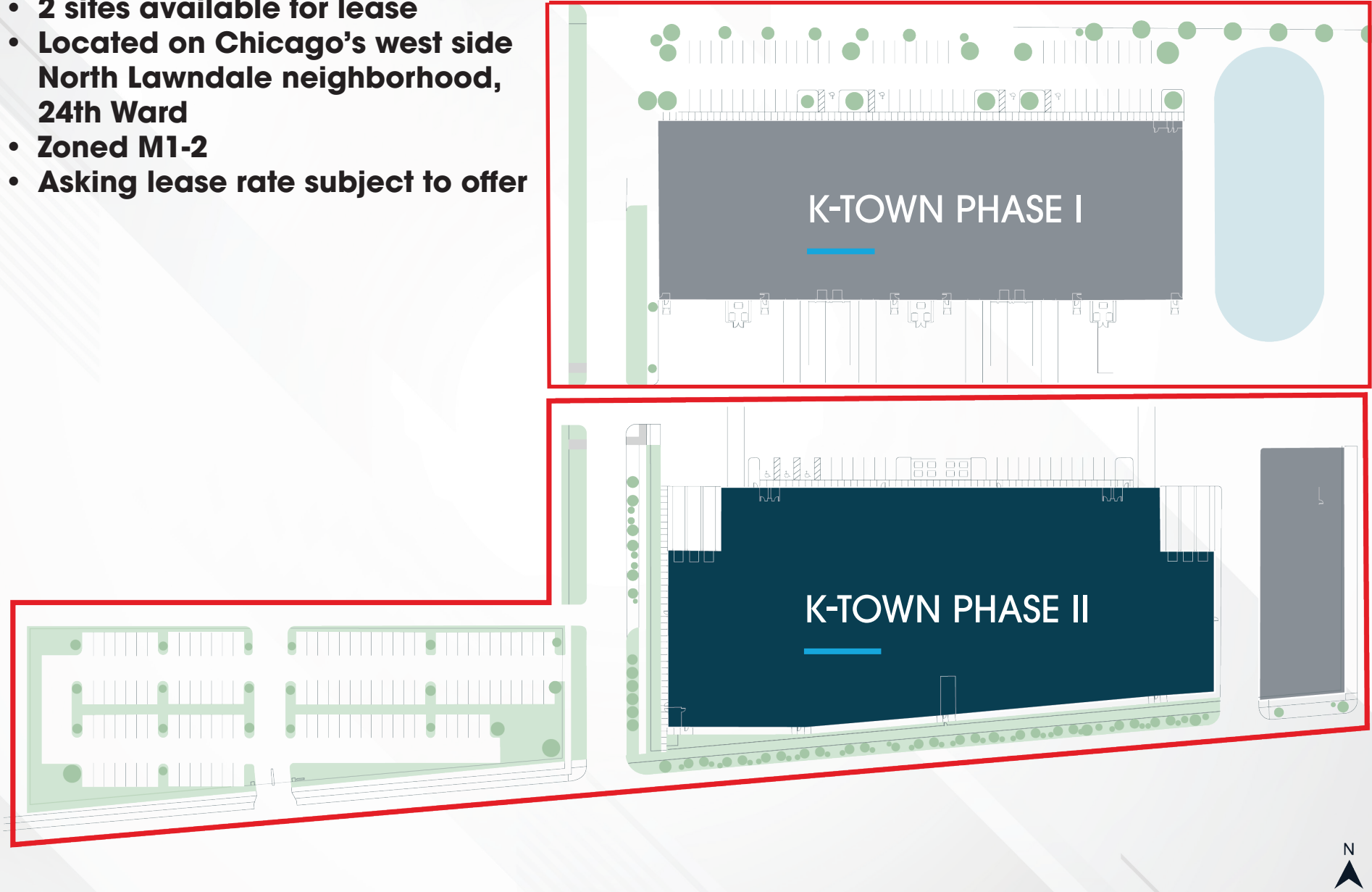
Prime Industrial Space For Lease



Jones Lang LaSalle Midwest, Inc.

SITE PLAN

- 2 sites available for lease
- Located on Chicago's west side North Lawndale neighborhood, 24th Ward
- Zoned M1-2
- Asking lease rate subject to offer



SPECIFICATIONS

4653 W. POLK ST. | PHASE I

Constructed	2020
Size	58,958 SF
Acres	7.5
Clear Height	32'
Power	1200a
Loading	4 Docks 4 Drive-In Doors
Car Parking	68 Spaces



4646 W. 5TH AVE. | PHASE II

Constructed	2024
Size	73,444 SF (Divisible by 1/2)
Acres	4.04
Clear Height	33'
Power	3,000a, 480v
Loading	6 Docks 2 Drive-In Doors
Car Parking	130 Spaces
Trailer Parking	6+ Stalls





- Prime location and conveniently located in the heart of the North Lawndale neighborhood.
- Easy access to expressway and transportation options.

Drive Times

I-290 2 min
CBD 10 min
I-55 15 min
Midway Airport 20 min

PHASE II PHOTOS



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