



FOR LEASE

**1120 W EXCHANGE**

Chicago, IL

MULTIPLE SPACES AVAILABLE

±22,000 - 44,512 SF

**RYAN KLINK**

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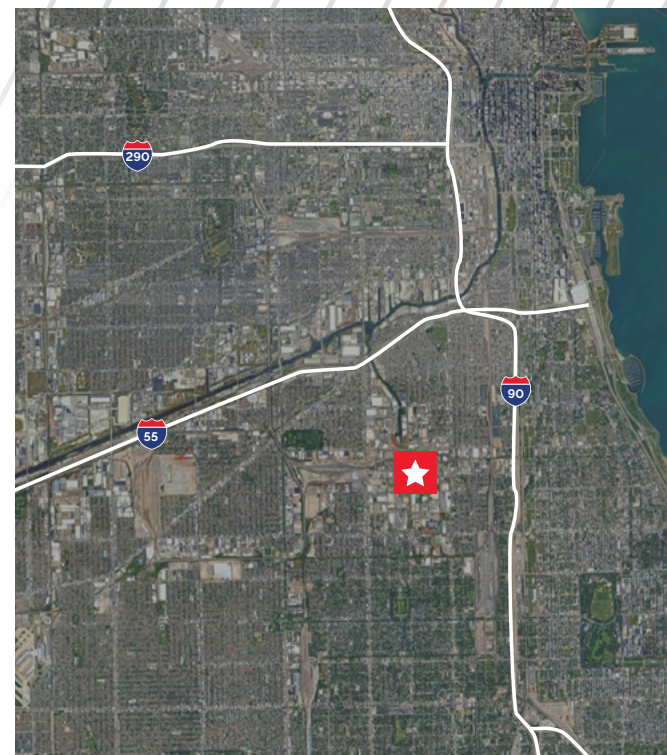
# 1120 W EXCHANGE



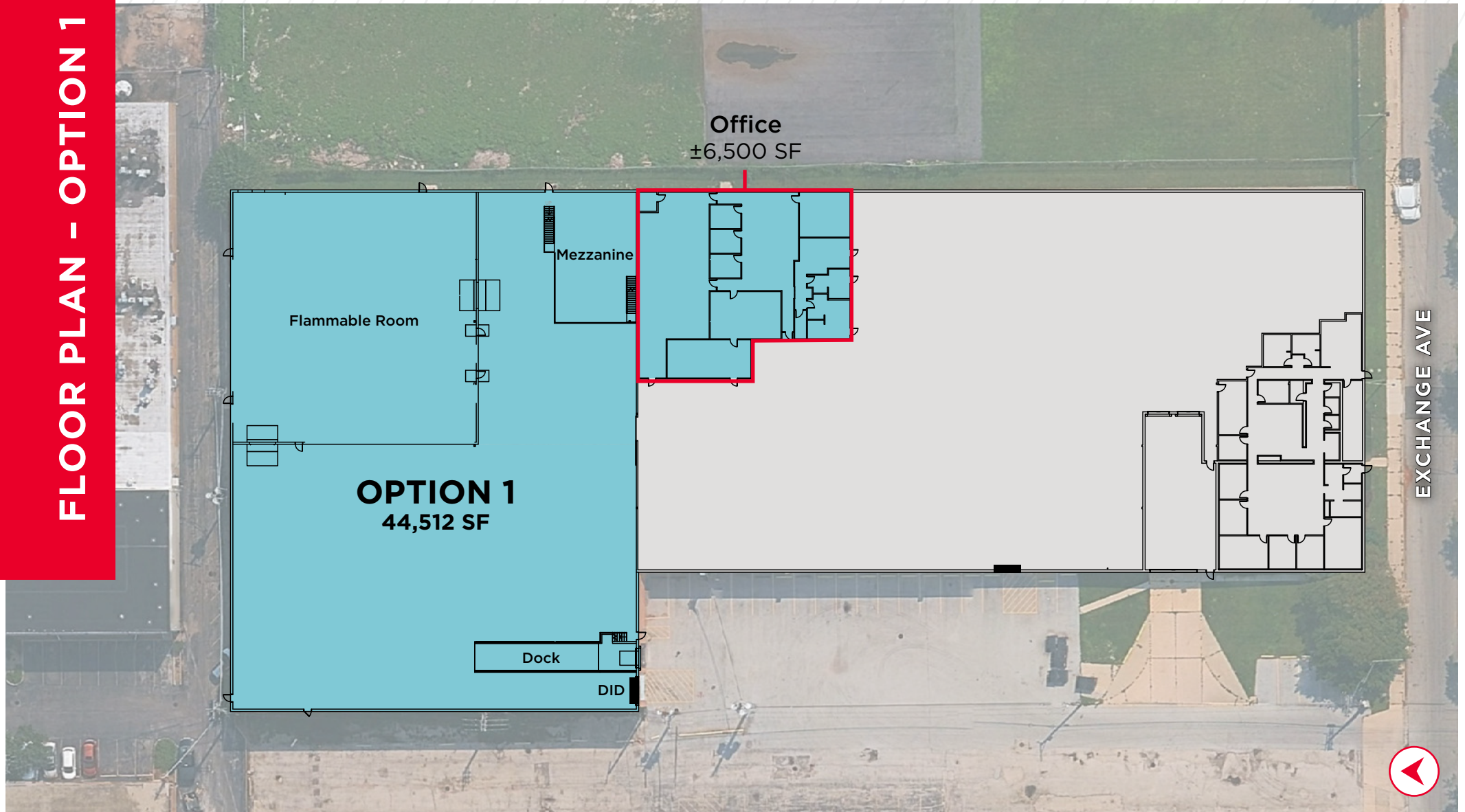
## PROPERTY DETAILS

|                |                          |
|----------------|--------------------------|
| Building Size: | ±87,982 SF               |
| Site Area:     | ±2.78 Acres              |
| Parking:       | 22 total                 |
| Year Built:    | 1970                     |
| Power:         | 1600 amp, 480 v, 3 phase |
| Zoning:        | PMD 8                    |
| RE Taxes:      | ±\$1.15 PSF (New 6B)     |
| Alderman:      | Nicole Lee - 11th Ward   |

|               | OPTION 1      | OPTION 2      |
|---------------|---------------|---------------|
| Size:         | 44,512 SF     | ±22,000 SF    |
| Clear Height: | 24'           | 24'           |
| Loading:      | 1 Dock, 1 DID | 1 Dock, 1 DID |
| Office Size:  | ±6,500 SF     | —             |



# FLOOR PLAN - OPTION 1



**SIZE**  
44,512 SF



**CLEAR HEIGHT**  
24'



**LOADING**  
1 Dock; 1 Drive-in Door



**OFFICE**  
±6,500 SF

## FLOOR PLAN - OPTION 2

**OPTION 2**  
±22,000 SF

Dock

DID

EXCHANGE AVE



**SIZE**  
±22,000 SF



**CLEAR HEIGHT**  
24'



**LOADING**  
1 Dock; 1 Drive-in Door



PHOTOS



DOCK & DRIVE-IN DOOR



VIEW FROM EXCHANGE AVE



OFFICE



WAREHOUSE - 24' CLEAR HEIGHT

AERIAL



W Pershing Rd

W 40th St

1120 W Exchange Ave

S Racine Ave

S Morgan St

Exchange Ave





## CONTACT INFORMATION

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