

RARE AVAILABILITY

NOW 6B ELIGIBLE



20,000 SF AVAILABLE FOR SALE

7050 N. LEHIGH AVE.

CHICAGO, ILLINOIS 60646

7050 N. LEHIGH AVE.
Chicago, IL



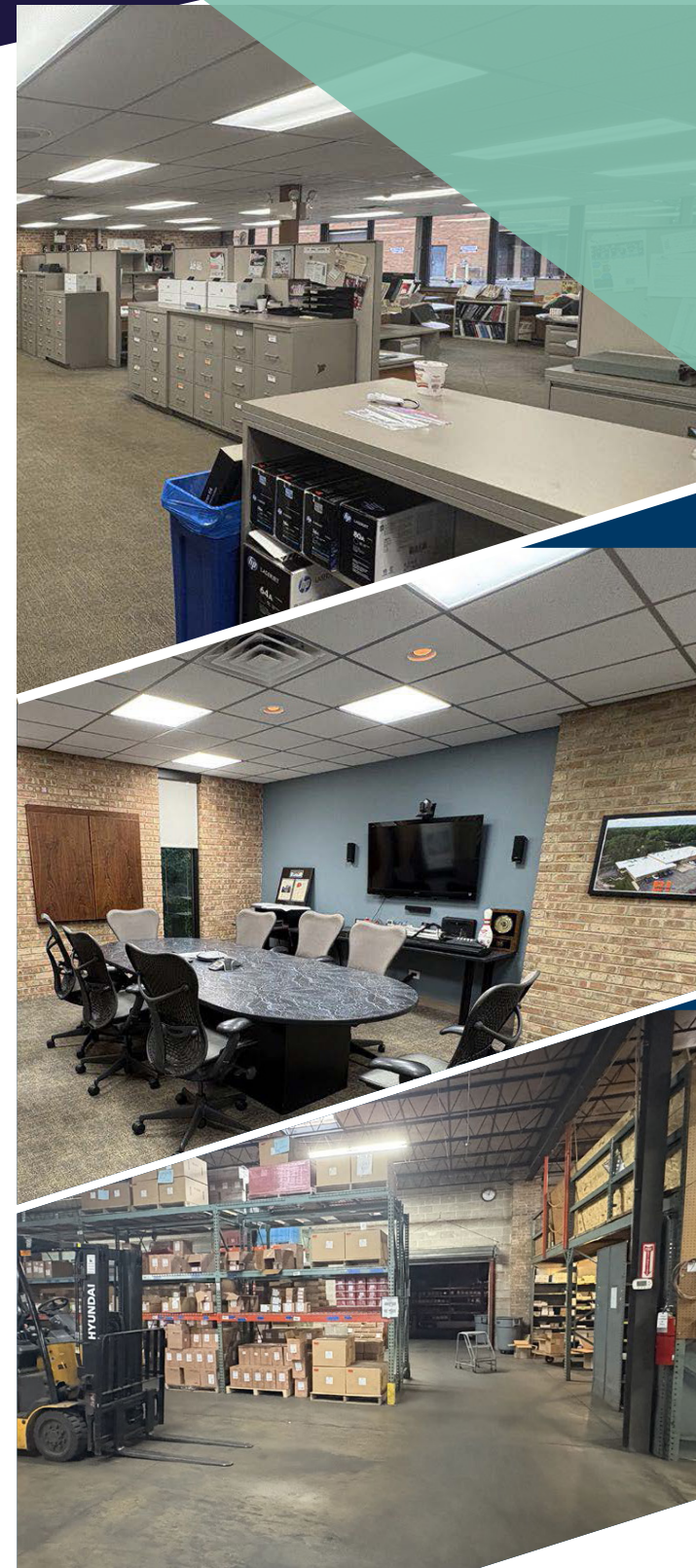
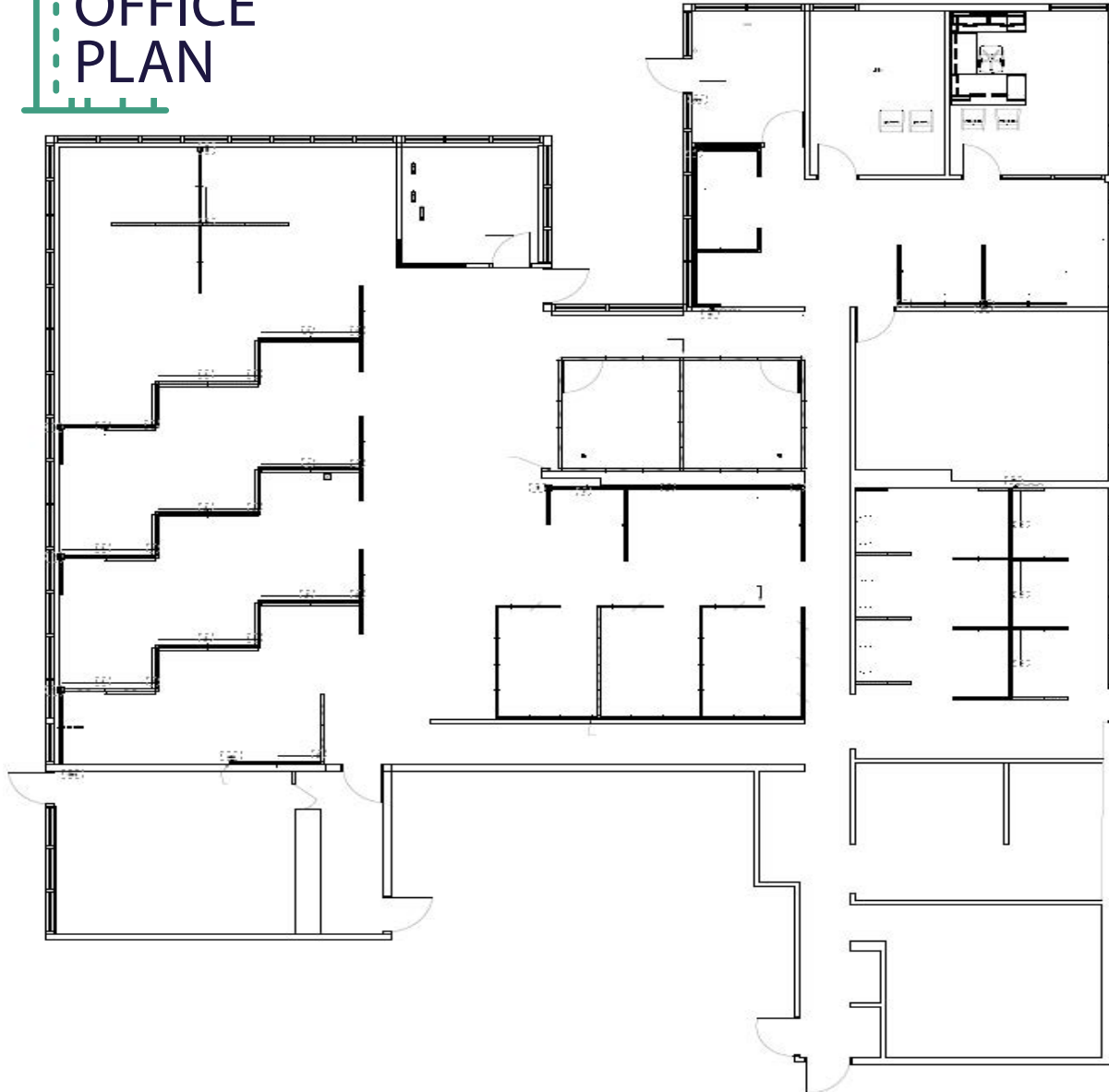
PROPERTY HIGHLIGHTS

Rare Single-User Headquarters Opportunity strategically positioned within the highly sought-after Eden's corridor industrial market. The approximately 20,000 SF facility presents a unique opportunity for an owner-user to establish a corporate headquarters in one of Chicago's most supply-constrained industrial submarkets. The property features a highly functional building layout, ample on-site parking, and exceptional connectivity to the region's major transportation infrastructure, providing efficient access to the greater Chicagoland market. Institutional-quality headquarters opportunities of this size and location rarely become available.

PROPERTY FEATURES			
Building Size:	+/- 20,000 SF	Year Built:	1963
Office Area:	+/- 7,000 SF	Parking:	20 Spaces
Site Area:	+/- 0.8 acres	Floors:	1
Clear Height:	14'6"	Taxes:	\$2.15/SF
Loading:	2 exterior docks, 1 drive-in	Renovations:	Roof replaced in 2018 Driveway replaced in 2025

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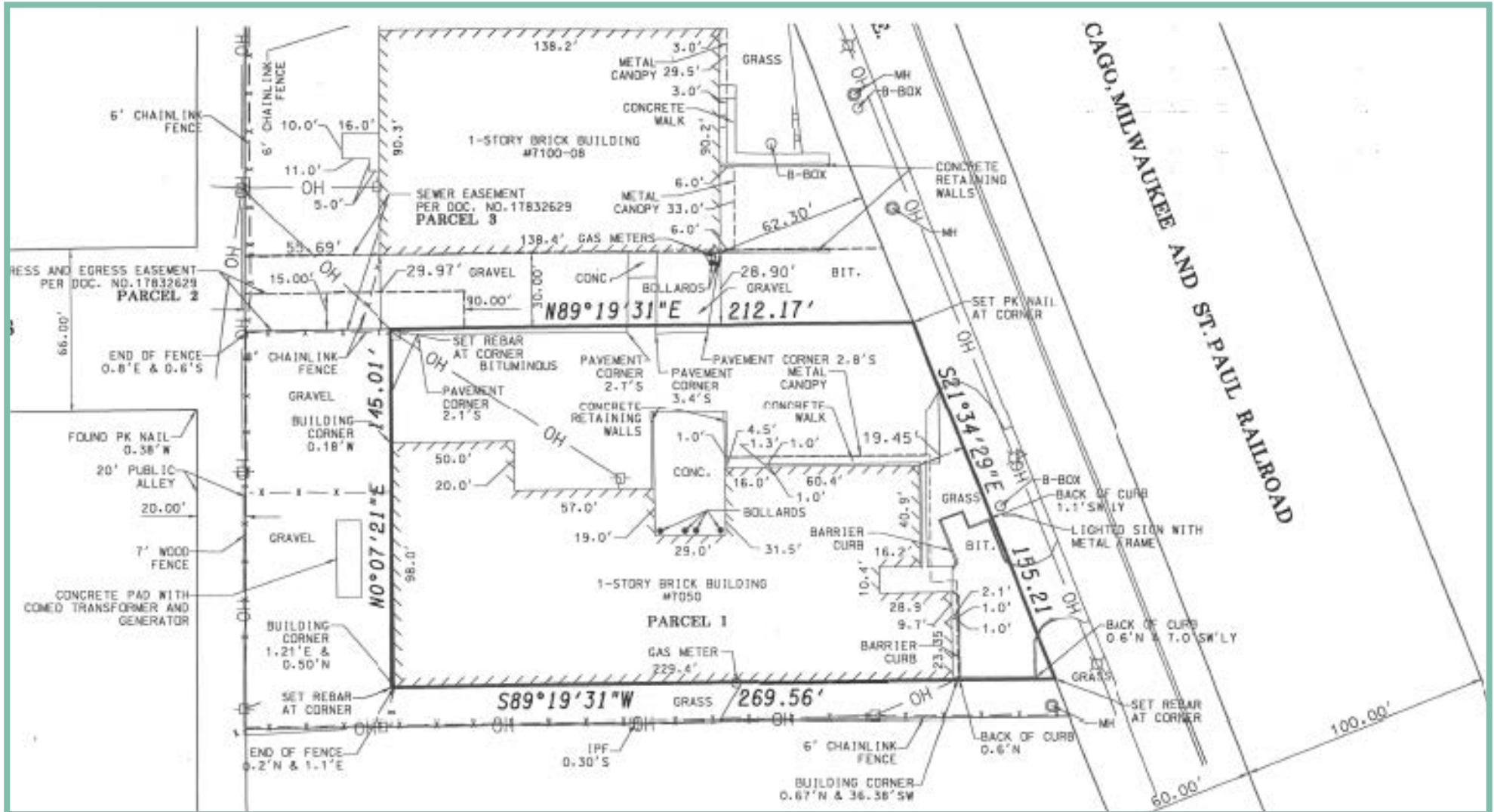
OFFICE PLAN



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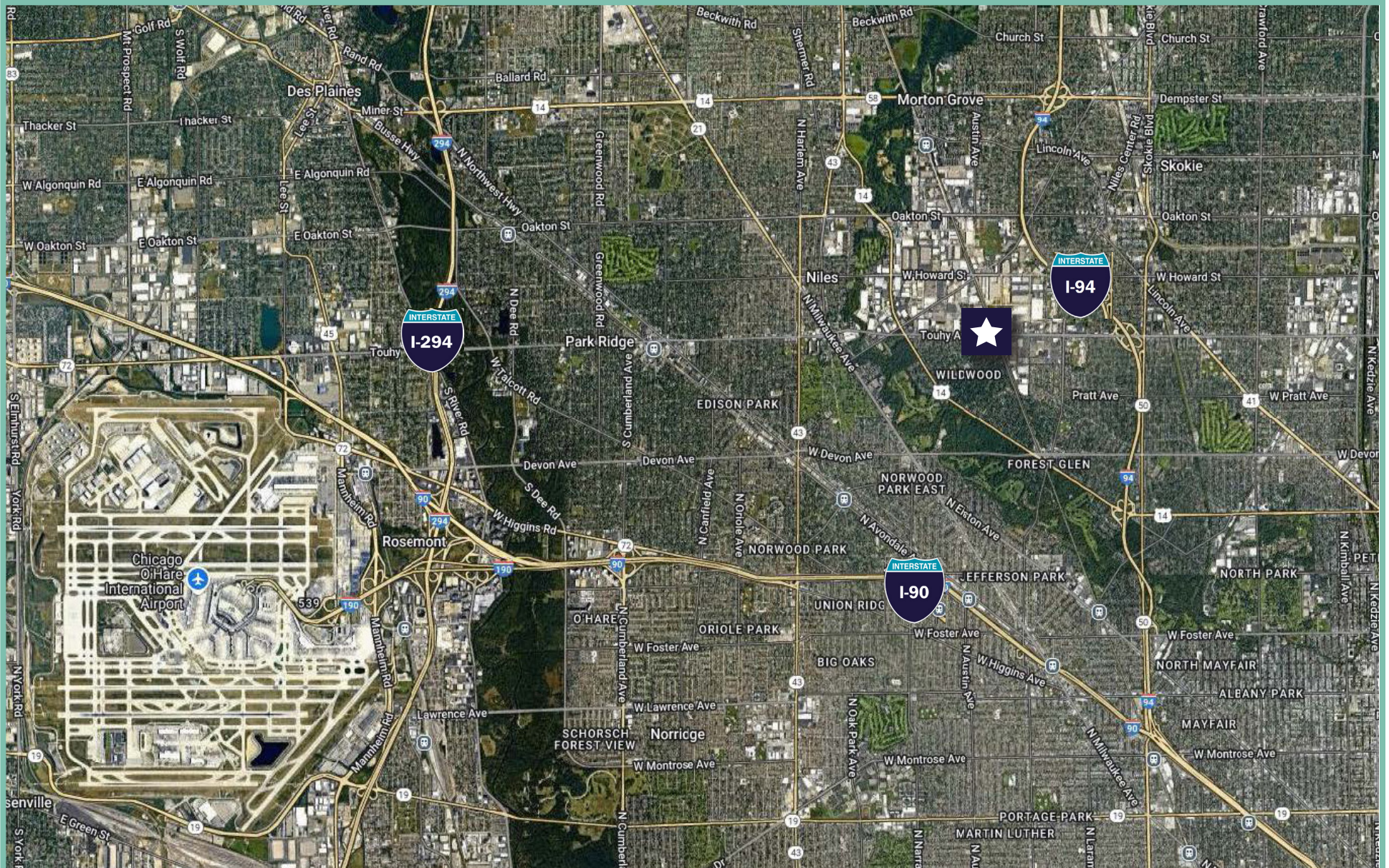
PROPERTY SURVEY



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AREA
MAP





FOR MORE INFORMATION, CONTACT:

Steve Stone, SIOR
+1 847 720 1364
steve.stone@cushwake.com

Evan Orloff
+1 847 525 3836
evan.orloff@cushwake.com

9500 W. Bryn Mawr Avenue, Suite 600
Rosemont, Illinois
cushmanwakefield.com



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