



**Chicago Industrial Real Estate**

EXCLUSIVE LIST

JANUARY 2019

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Contact List**

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	SQ. FT.	DIV	ADDRESS	TYPE	LAND	OFFICE	CEILINGS	POWER	DOCKS	DID	RAIL	LEASE	SALE	TAXES	CONTACT	COMMENTS
	153,410	Yes	2845 W. 48th Place Chicago	MT		15,341	12'-18'		9	1			STO		Matt	<b>INVESTMENT OPPORTUNITY!!!</b> Fully leased multi-tenant building located on Chicago's near southwest side. Lot's of parking and good loading!
	136,000	Yes	1100 W. Barker Ave. Michigan City, IN	MT	18.26 Acres	3,500	21'-30'	4,500 Amps	10	6			STO	\$16,140 (2017)	Matt	<b>GREAT</b> User/Inverstor multi-tenant building has a current annual <b>income of \$250,000</b> with over 26,000 SF left for a <b>USER/INVESTOR!!! TAXES ARE ONLY \$16,140 PER YEAR!!!!</b> Located Close to I94. The 18 plus acre site allows the site endless possibilities!!! Building has received many recent upgrades!!!
	109,000		6801 W. 66th Place Bedford Park, IL	MT	3.13 Acres		13'-20'		12	5			\$3,495,000		Matt	<b>INVESTMENT OPPORTUNITY!!!</b> Fully leased multi-tenant building located on Chicago's near southwest side. Lot's of parking, good loading, and newer tear off roof.
P.R.	35,000		6200 S. Sayre Avenue Chicago		2.15 Acres	3,500	27'	2,800 Amps	1	3		NFL	STO	\$49,844	Matt	<b>MAJOR PRICE REDUCED!!!</b> TURN KEY - Well maintained <b>CRANE building</b> with secure outside parking/storage. Close to I55 expressway!
	23,000	Yes	2743 36th Place Chicago	MT		To Suit	13'	200-400 Amps	2			\$3.85 Gross			Matt	Great space with docks! Just a few blocks to I55 (Stevenson) Expressway and 15 minutes to downtown Chicago!!! Available spring 2019
	27,900		6724 S. South Chicago Chicago			None	12'-20'	100 Amps		2		NFL	\$320,000		Matt	<b>PRICE REDUCED!!</b> Former crane building. Building needs a complete rehab.....
	20,500		1859 S. 55th Avenue Cicero	Food	28000	2,300	16'	600 Amps	1			NFL	\$1,575,000	\$43,000	John	This Well maintained distribution facility features <b>8,500 SF of cooler space with 450 pallet capacity</b> , floor drains, full length interior truck dock, 600 Amps, and 8,000 SF of outside storage. Only 15 minutes to downtown / 6 miles to Midway Airport / close proximity to I55 Expressway!!!!
	18,400		6700-14 South Chicago Chicago	Vacant Land	18,480							NFL	\$175,000	\$2,636.67 (2011)	Matt	Corner vacant land site perfect for retail development! Excellent exposure on two major streets! Adjacent property can be purchd.
	17,000		5320-28 N. Northwest Hwy Chicago		22,000	1,000	18'	400 Amps	2	2			\$1,500,000		John	Hard to find 17,000 SF building with truck docks and drive in doors!
	15,000		2845 W. 48th Place Chicago	MT		1,000	16'		1 Common			\$4.45 Gross			Matt	Good - Clean warehouse with good power and a newer roof! Located 5 minutes to I55 Expressway!
	14,000		2743 W. 36th Place Chicago	MT		To Suit	13'	400 Amps	2 common			\$3.95 Gross			Matt	Inexpensive clean space with lots of natural light. Comes with plenty of off street parking! Just 3 blocks to I55 Expressway interchange!!!! Available spring 2019
	14,000		1100 W. Barker Ave. Michigan City, IN	MT	2 Acres	To Suit	20'-23'	200 Amps	To Suit	3		\$2.65 Gross			Matt	Good ceiling heights, drive in doors (docks can be added), and a VERY reasonable rate!!!
U.C.	13,000		6770-80 S. South Chicago Chicago	FS	52,195		24'			1		NFL	\$320,000	\$8,909 (2011)	Matt	<b>UNDER CONTRACT!!!</b> High ceiling brick one story with tons of off street parking. Perfect for contractor or redeveloper! Adjacent property available for purchase. Zoned M1-2. Blocks to Chicago Skyway and I90/94 expressway. Low Taxes!!!!
	12,708	Yes	1100 W. Barker Ave. Michigan City, IN	MT	1 Acre	To Suit	24'-30'	200 Amps	2	1		\$2.85 Gross!!!			Matt	High ceilinged clear span space with extra land
	10,090		7843 S. Claremont Ave. Chicago		21,917	550	10'-18'	200 Amps		1		NFL	\$295,000	\$6,259	Matt	Free Standing brick building with large fenced yard! Features a <b>newer roof</b> and electric service, tuckpointing, and 2 - 5 ton cranes! <b>Low taxes!!!!</b>

SQ. FT.	DIV	ADDRESS	TYPE	LAND	OFFICE	CEILINGS	POWER	DOCKS	DID	RAIL	LEASE	SALE	TAXES	CONTACT	COMMENTS
8,540		2743 W. 36th Place Chicago	MT		To Suit	13'	100 Amps	2 common			\$3.95 Gross			Matt	Inexpensive clean space with lots of natural light. Comes with plenty of off street parking! Just 3 blocks to I55 Expressway interchange!!!! Available spring 2019
7,040	Y	3350 S. Kedzie Avenue Chicago		18,000	7,040	10'	400 Amps				\$6,950/Month Gross	\$395,000		Matt	Rehabbed office space with off street fenced - paved parking. Great exposure on Kedzie Avenue with CTA bus stop in front of building. Two blocks to I55 (Stevenson) Expressway and 10 minutes to downtown Chicago! This property is on a land lease.
6,200		2252 N. Elston Chicago			6,200						\$6,000/Month			John	This second floor 6,200 SF office space includes 11 privates, an open cubicle areaq, 4 bathrooms, and a break room.
P.R. 5,500		3638 W. Belmont Ave. Chicago		7,000	2,750							\$725,000		John	<b>PRICE REDUCED....</b> Two story mixed use building with retail/offices on the 1st floor and 2 residential units on the 2nd floor. Includes a paved-fenced parking lot next door. Zoned B.
5,000		2743 W. 36th Place Chicago	MT		To suit	18'	100 Amps	2 common			\$2,815/Month Gross			Matt	Great space with 3 common docks and 1 common drive in door. Just a few blocks to I55 (Stevenson) Expressway and 15 minutes to downtown Chicago!!!
5,275		3649 S. Albany Chicago		14,464	375	16'	200 Amps	1	1		NFL	\$285,000	\$8,400	Matt	<b>PRICE REDUCED!!!</b> Clear span building with fenced yard! Just a few blocks to I55 (Stevenson) Expressway! <b>New Roof!!!</b>
3,200		100 Winski Drive Michigan City		43,000	To suit	10'	100 Amps		3			\$149,000		Matt	Good User - Investor building with half the building leased. Clear span space with new roof, lighting, and drive in doors. Only 10 minutes to I94 Expressway.
2,400		3350 S. Kedzie Avenue Chicago	MT		2400	10'	100 Amps				\$2,600/Month Gross			Matt	Rehabbed office space with off street fenced - paved parking. Great exposure on Kedzie Avenue with CTA bus stop in front of building. Two blocks to I55 (Stevenson) Expressway and 10 minutes to downtown Chicago!
1,600		4800 S. Richmond Chicago	MT		To suit	12'			1		\$1,250/Month Gross			Matt	Hard to find small space with drive in door!
1,500		100 Winski Drive Michigan City	MT	20,000	To suit	10'	100 Amps		2		\$750/Month Gross	NFS		Matt	Clear span space with new roof, lighting, and drive in doors. Only 10 minutes to I94 Expressway.
1,150		4800 S. Richmond Chicago	MT		To Suit	10'			1		\$975/Month			Matt	Small space with private bathroom and a drive in door.
500		4800 S. Richmond Chicago	MT			10'					\$450/month			Matt	Small space with private bathroom.

P.R. = Price Reduced  
S = Sold (Gold Highlighted)  
L = Leased (Gold Highlighted)  
O.M. = Off Market (Gray Highlighted)  
U.C. = Under Contract

All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.