

# FOR LEASE OR SALE

## 60,033 SF



CHICAGO, IL

# 6450 WEST CORTLAND STREET

LEASE RATE

\$8.95/SF MG

SALE PRICE

Subject To Offer

## COMMENTS

- Rare Northside Free-Standing Single-Tenant Building with 100' Wide Bays
- 9.5 Miles to O'Hare via Grand Avenue
- Fully Renovated with New Office and Warehouse Improvements
- Direct Access to North Ave. via Natchez Ave.
- 6.5 Miles & 18 Min Drive to Franklin Park
- Access to a Strong Labor Pool
- Serviced by 6 Docks & 1 Drive-In Door
- Professionally Owned & Managed

## BUILDING DETAILS

|               |  |
|---------------|--|
| Building Size | 60,033 SF  |
| Office Size   | 4,300 SF   |
| Loading       | 3 Exterior Docks & 3 Interior Docks<br>1 Drive-In Door |
| Clear Height  | 16'  |
| Parking       | 59   |
| Sprinkler     | Wet  |

Brokered by:

NEWMARK

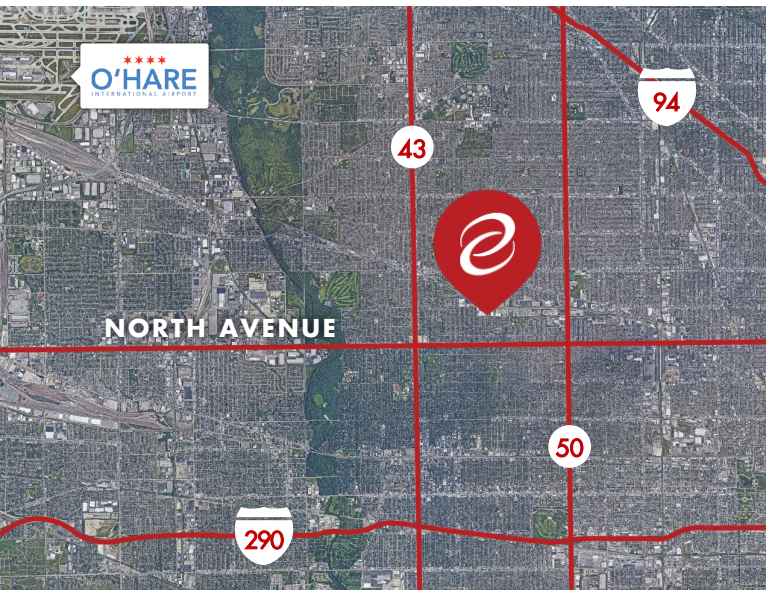
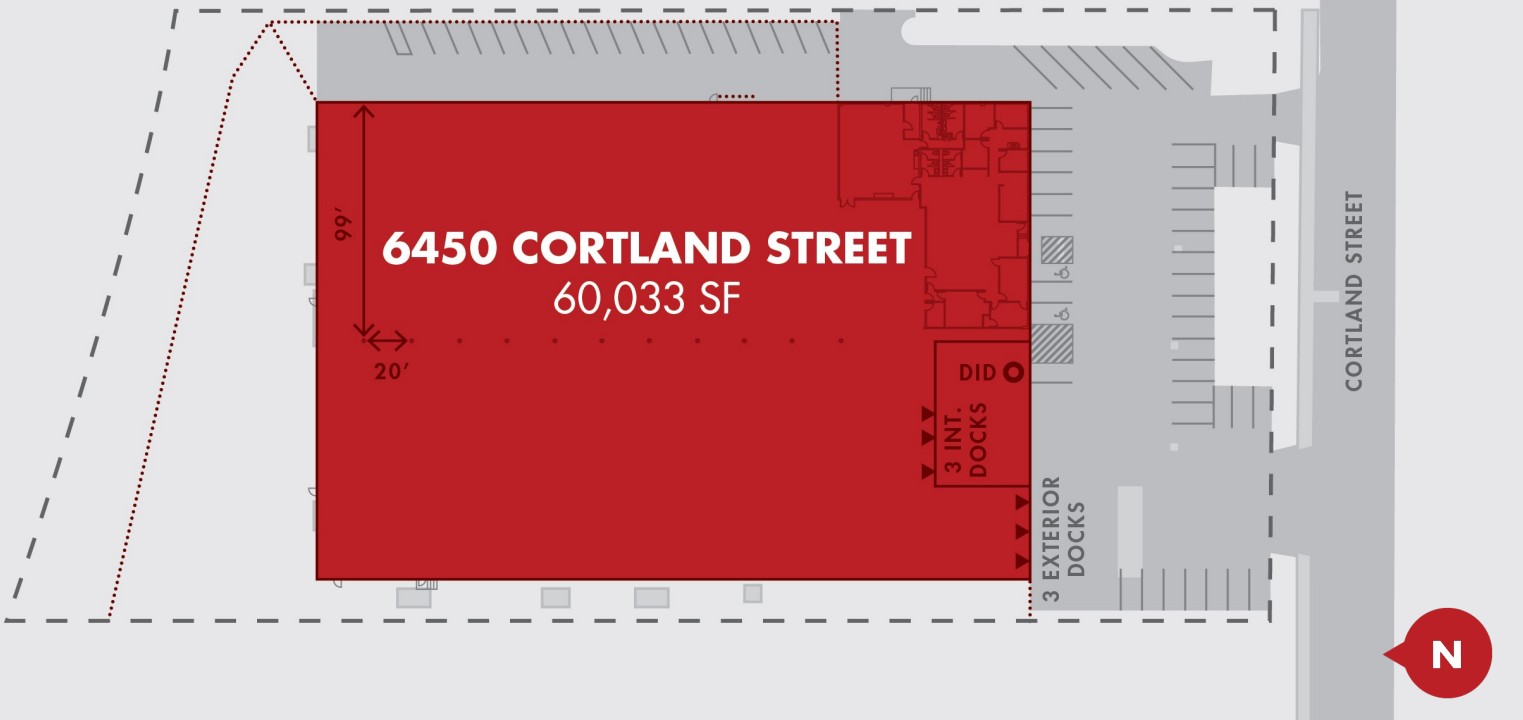
Owned & Managed by:

 VentureOne



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