

FOR LEASE OR SALE  
24,067 SF – 56,068 SF

CHICAGO, IL

## 235 N. ARTESIAN AVENUE

LEASE RATE

Subject To Ask

### FULL BUILDING RENOVATION UNDERWAY

#### COMMENTS

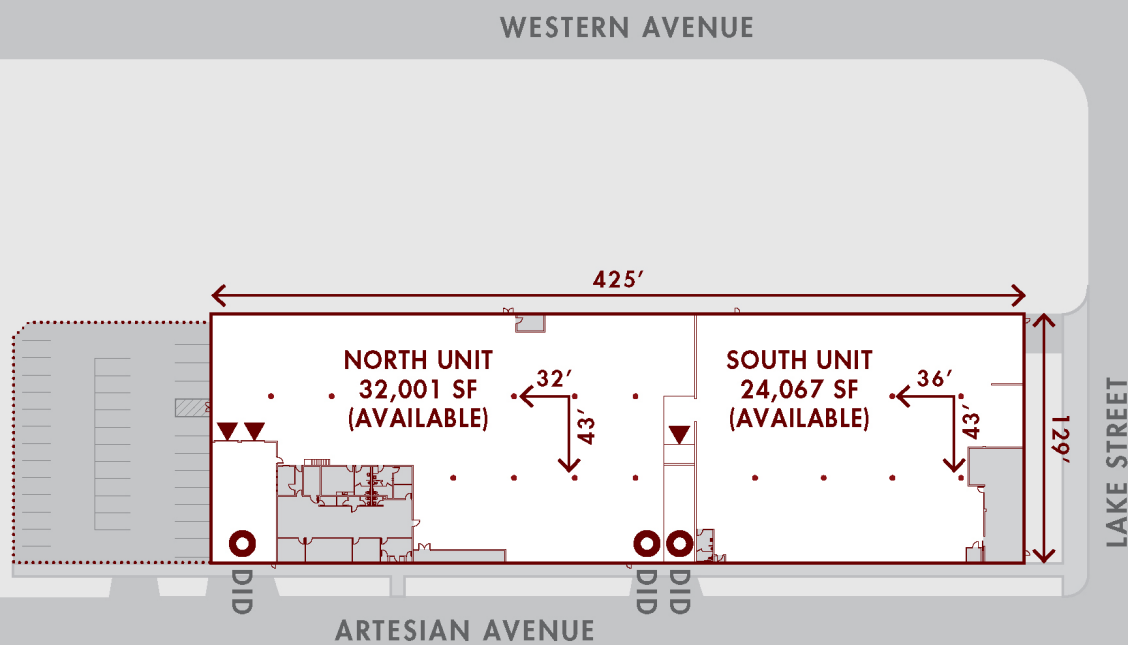
- Open, Efficient Warehouse Layout
- Close Proximity to I-290, Fulton Market District, West Loop, and Downtown Chicago
- Access Large Skilled Labor Pool
- Abundant Public Transit Options
- Professionally Owned and Managed
- Located Nearby to the Recently Announced 1901 Project
- Heavy Power

#### BUILDING DETAILS

Building Size	56,068 SF
Suite Size (North Unit)	Warehouse: 28,379 SF Office: 3,622 SF <b>Total: 32,001 SF</b>
Suite Size (South Unit)	Warehouse: 22,614 SF Office: 1,453 SF <b>Total: 24,067 SF</b>
Clear Height	17.5'
Loading	3 Interior Docks / 1 Drive-In Door
Parking	38 Spaces
Zoning	PMD-4A
Alderman	Walter Burnett, Jr.
Power	North: 1,200-amp 120/240V, 3-phase, 4-wire South: 2,500-amp 480/277V, 3-phase, 4-wire

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SUITE	TOTAL SF	OFFICE SF	ASKING RATE
North Unit	32,001	3,622	Subject to Offer
South Unit	24,067	1,453	Subject to Offer
<b>TOTALS</b>	<b>56,068</b>		

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## IN PROGRESS CAPITAL IMPROVEMENTS

- New 60 Mil TPO Roof
- 2' Mill and Pave of Asphalt Parking Lot
- LED Office and Warehouse Lights
- Newly Installed RTU's (2) and Make-Up Air Units (2)
- Fully Remodeled Office Including Paint, Carpet, Ceiling Grid, and LVT Flooring
- New Bathroom Fixtures and Accessories
- Painting Warehouse Walls

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