

FOR SALE OR LEASE | HEAVY POWER

4600 S. Kolin Avenue, Chicago



+/-100,000 SF (Divisible to 50,000 SF)

- ±100,000 SF building
(divisible to two (2) ±50,000 SF units)
- 2.79 acres
- 15,000 SF± office with showroom potential
- 16' – 24' clear heights
- 6 interior docks
- 1 drive-in door
- 5,000 amps power
- Private parking lot on west side of building
- Zoned M2-3
- RE taxes paid in 2018: \$61,304 (\$0.61/SF)
- Lease price: \$4.75 PSF net
- **Sale price: \$5,000,000**

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	<u>Size</u>	<u>Office</u>	<u>Clear Height</u>	<u>Loading</u>
East Unit:	53,440± SF	15,000 SF	14'	4 Interior Docks
West Unit:	48,200± SF	To Suit	24'	2 Interior Docks; 1 Drive-In Door
Full Building:	101,640± SF	15,000 SF	14' – 24'	6 Interior Docks; 1 Drive-In Door

AMENITIES

- Easily divisible
- Low real estate taxes
- 24' clear in 50% of the building
- Adequate parking
- Desirable location – Crawford Industrial Park
- Close proximity to I-55, Cicero Avenue and Pulaski Road