



PROPERTY PROFILE

AVAILABLE

**322,144 SQ. FT. CRANE SERVED FACILITY
DIVISIBLE – 29 BRIDGE CRANES (5-TONS – 25-TONS)
I-55 & PULASKI ROAD INTERCHANGE, CHICAGO, ILLINOIS**

Location:	3348 S. Pulaski Road, Chicago, Illinois		
Size:	322,144 Sq. Ft. – Divisible to 23,460 Sq. Ft. (with Two 25-Ton Cranes) Sited on 16 Acres		
Bridge Cranes:	<ul style="list-style-type: none"> • Two 25-Ton • Nine 10-Ton • Eleven 5-Ton 	<ul style="list-style-type: none"> • Three 20-Ton • Two 25-Ton 	
	<u>Under Hook 13' – 21'</u>		
Loading:	<ul style="list-style-type: none"> • 11 Drive-in Doors • 1 Interior Truck High Dock • 1 Exterior Truck High Dock 		
Parking:	500 Cars		
Power:	4000 Amp / 480 Volt / 3 Phase		
Rail Service:	Canadian National		
Sprinklered:	Dry		
Zoning:	M2-3		
Lease Rate:	\$3.50 - \$4.50 Gross Per Sq. Ft. Annually "As Is" \$6.75 \$5.50 Gross Per Sq. Ft. (23,460 Sq. Ft. Unit)		
Sale Price:	Subject to Offer		
Comments:	<ul style="list-style-type: none"> • Short lease terms available • Ability to expand • Signalized intersection on Pulaski Road 	<ul style="list-style-type: none"> • Common office areas • Located in the Little Village TIF District 	
Contact:	Edward C. Wabick Paine/Wetzel 773.714.2141	William J. Kerrins Paine/Wetzel 773.714.2148	Anthony Burns UGL-Equis 312-424-8116

Price Reduction

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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.

Industrial/Commercial Real Estate Worldwide

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