

AVAILABLE

Located at I-55 and S Pulaski Road Full Interchange
96,000 Sq. Ft. High Ceiling Space with Excellent Visibility



Location:	4000 West 40 th Street, Chicago, Illinois
Available Space:	96,000 Sq. Ft.
Office Size:	12,150 Sq. Ft. (divisible can be leased separately or together)
Cooler:	7,500 Sq. Ft.
Freezer:	5,300 Sq. Ft.
Land Site:	3.10 Acres
Ceiling Height	14' - 32' Clear
Lighting:	Metal Halide
Power:	2000 Amps / 480 Volts 3-Phase
HVAC:	Gas Fired Units
Sprinklered:	ESFR System
Loading	6 Exterior Docks (additional available)
Lease Rate:	\$5.00 /Sq. Ft. Gross
Real Estate Taxes:	\$0.67 /Sq. Ft. (2008)
Comments:	<ul style="list-style-type: none">▪ Space divisible to 40,000 Sq. Ft.▪ Modern high cube space▪ 15 minutes to downtown Chicago and Midway Airport▪ Possible user/investor sale opportunity

Exclusive Agents:

Edward C. Wabick
773-714-2141

ewabick@painewetzel.com

Michael D. Nelson
773-714-2121

mnelson@painewetzel.com

Mark A. Nelson
773-714-2124

markn@painewetzel.com

Please visit us at www.nelsonlistings.com

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Industrial/Commercial Real Estate Worldwide

8700 West Bryn Mawr Chicago, Illinois 60631 Phone 773.714.9200 Fax 773.714-8253 <http://www.painewetzel.com>

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