

**6 Months Free Rent!**  
**Aggressive Lease Rate**

### FOR SALE OR LEASE

**168,350 Square Foot One-Story Building**  
***Stockyard Industrial Park***

<b>Location:</b>	<b>4330 S. Racine Avenue, Chicago, Illinois</b>	
<b>Building Size:</b>	168,350 Sq. Ft.	
<b>Available Space:</b>	128,000 Sq. Ft. (Divisible to 40,000 Sq. Ft.)	
<b>Land Size:</b>	243,000 Sq. Ft. (5.58 acres)	
<b>Office Area:</b>	12,893 Sq. Ft. / 7,000 Sq. Ft. Available	
<b>Description:</b>	Free Standing Masonry & Insulated Metal Panel	
<b>Year Built:</b>	1976	
<b>Parking:</b>	75 Cars - Expandable	
<b>Ceiling Height:</b>	20'	
<b>Sprinklered:</b>	Yes	
<b>Heat:</b>	Gas Forced Air	
<b>Power:</b>	Heavy	
<b>Loading:</b>	8 Interior Truck Docs – 4 Available (Additional to Suit)	
<b>Bay Size:</b>	37' x 31.5'	
<b>Zoning:</b>	M3 – 5	
<b>Sale Price:</b>	\$4,713,800	
<b>Lease Rate:</b>	\$1.25/Sq. Ft. Net	
<b>Real Estate Taxes:</b>	\$0.35/sq. ft. (Based on vacancy)	
<b>Comments:</b>	<ul style="list-style-type: none"><li>▪ Located in Enterprise/Empowerment Zone and TIF District.</li><li>▪ Well maintained building, close to downtown Chicago and the expressway.</li><li>▪ Secure business park setting.</li></ul>	
<b>Contact:</b>	Michael Nelson (773) 714-2121 <a href="mailto:mdnelson@painewetzel.com">mdnelson@painewetzel.com</a>	Matt Rogatz, SIOR (773) 254-9555 <a href="mailto:matr@chicagoindustrialre.com">matr@chicagoindustrialre.com</a>

***Please visit us at [www.nelsonslistings.com](http://www.nelsonslistings.com)***

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**

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

**ONCOR INTERNATIONAL**

OFFICES IN 220 CITIES: UNITED STATES, DENMARK, FRANCE, GERMANY, INDIA, AUSTRIA, RUSSIA, CHINA, AUSTRALIA, UNITED KINGDOM, THE NETHERLANDS, MEXICO, JAPAN, ITALY, SPAIN, SWITZERLAND, CZECH REPUBLIC, BELGIUM, POLAND, NORWAY, UKRAINE, SWEDEN, FINLAND, HUNGARY, BRAZIL, CHILE, ARGENTINA, IRELAND

Lb W:\Michael Nelson\4330 S Racine\Property Profile.doc