

Industrial | For Lease

CBRE

3507 W 51st Street

Chicago, IL 60632

316,550 SF OF CLASS A INDUSTRIAL SPACE - DIVISIBLE TO 69,396 SF



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For Lease

Property Overview

BUILDING SPECS

TOTAL BUILDING SIZE	316,550 SF
TOTAL SITE SIZE	±19.37 acres
OFFICE SIZE	North office - 14,460 SF (can be reduced) South office - 2,500 SF (new spec office)
AVAILABLE SF	316,550 SF (divisible to 69,396 SF)
CEILING HEIGHT	36'0" clear
LOADING DOCKS	31 exterior docks (expandable to 52)
DRIVE IN DOORS	7
BAY SIZES	50'0" x 56'0" with 65' speed bay
FIRE SUPPRESSION	ESFR sprinkler system
POWER	3,400 amps easily expandable to 6,000 amps
PARKING	229 car spots, 85 trailer stalls (expandable to 120)
TAXES	\$.79/ft (6B approved)
ASKING LEASE RATE	Subject to offer

PROPERTY HIGHLIGHTS

High end office buildout

Large breakroom and bathrooms to accomodate large workforce

Heavy power suitable for manufacturing

Infrastructure in place for interior parking including exhaust fans and CO2 detection

6B tax incentive approved

Direct access to Chicago's end users and labor pool

Located within minutes of multiple intermodal yards

New construction offering modern features

Situated between two CTA "L" stations



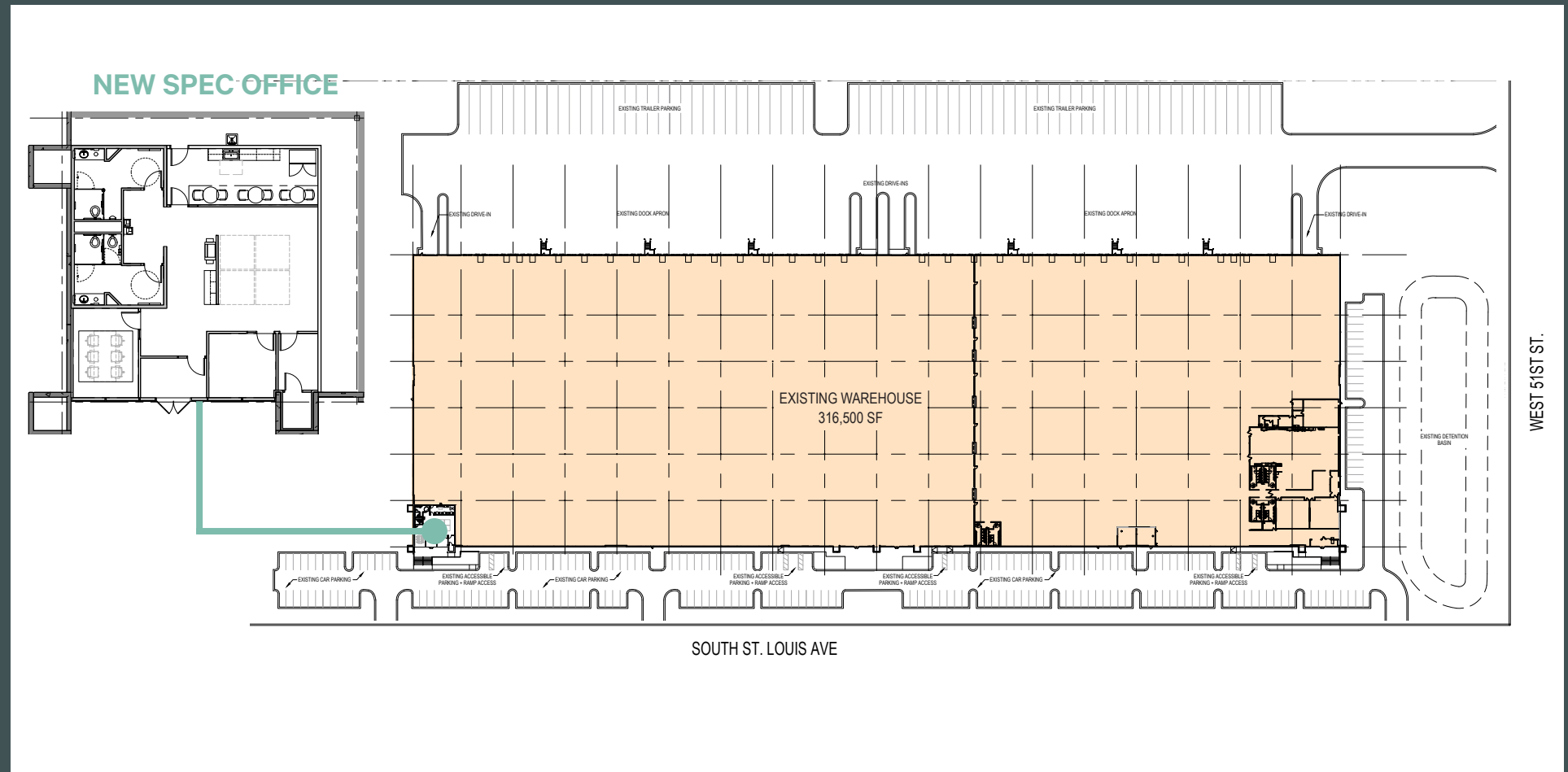
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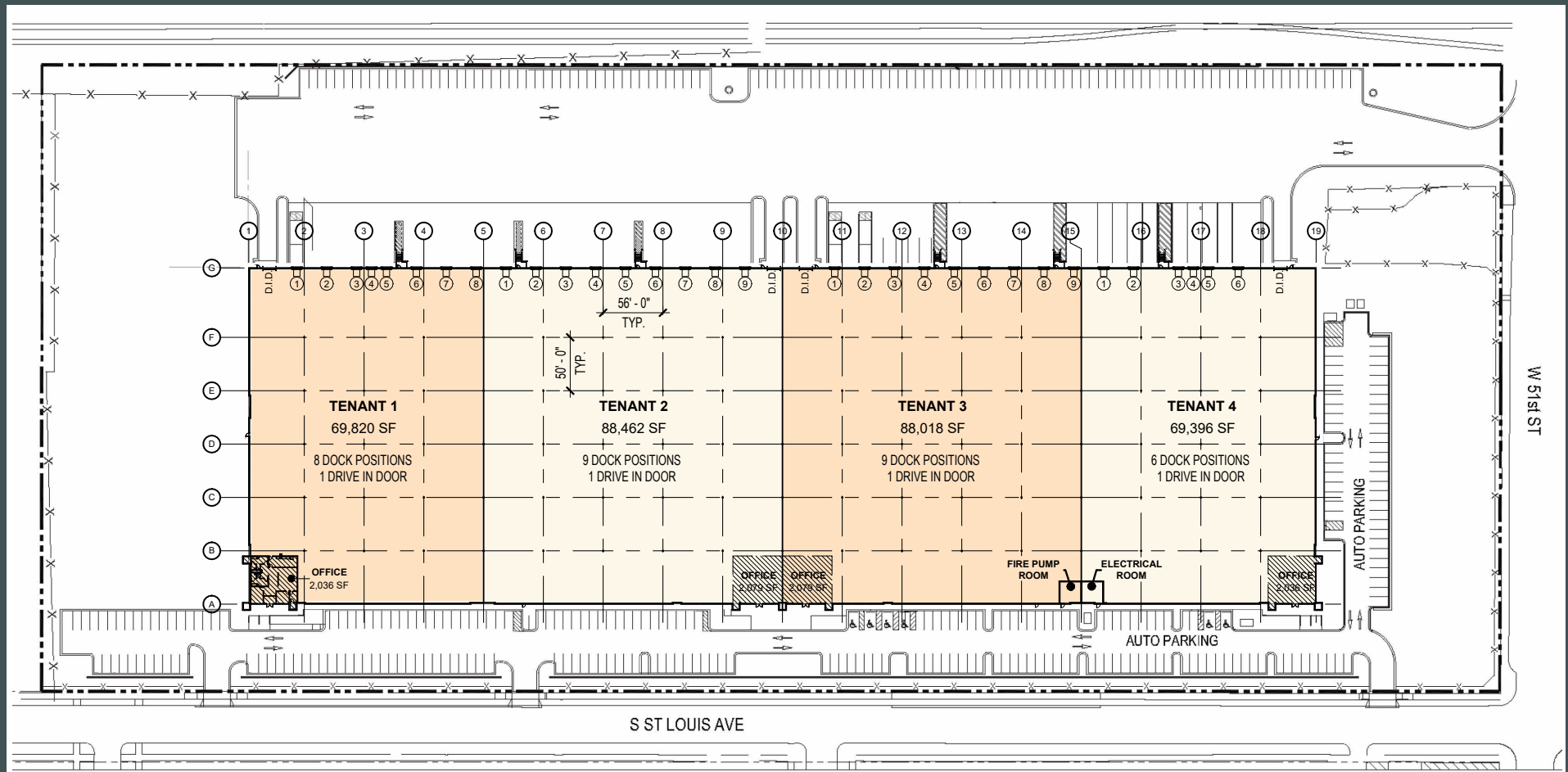
New Offices



Site Plan



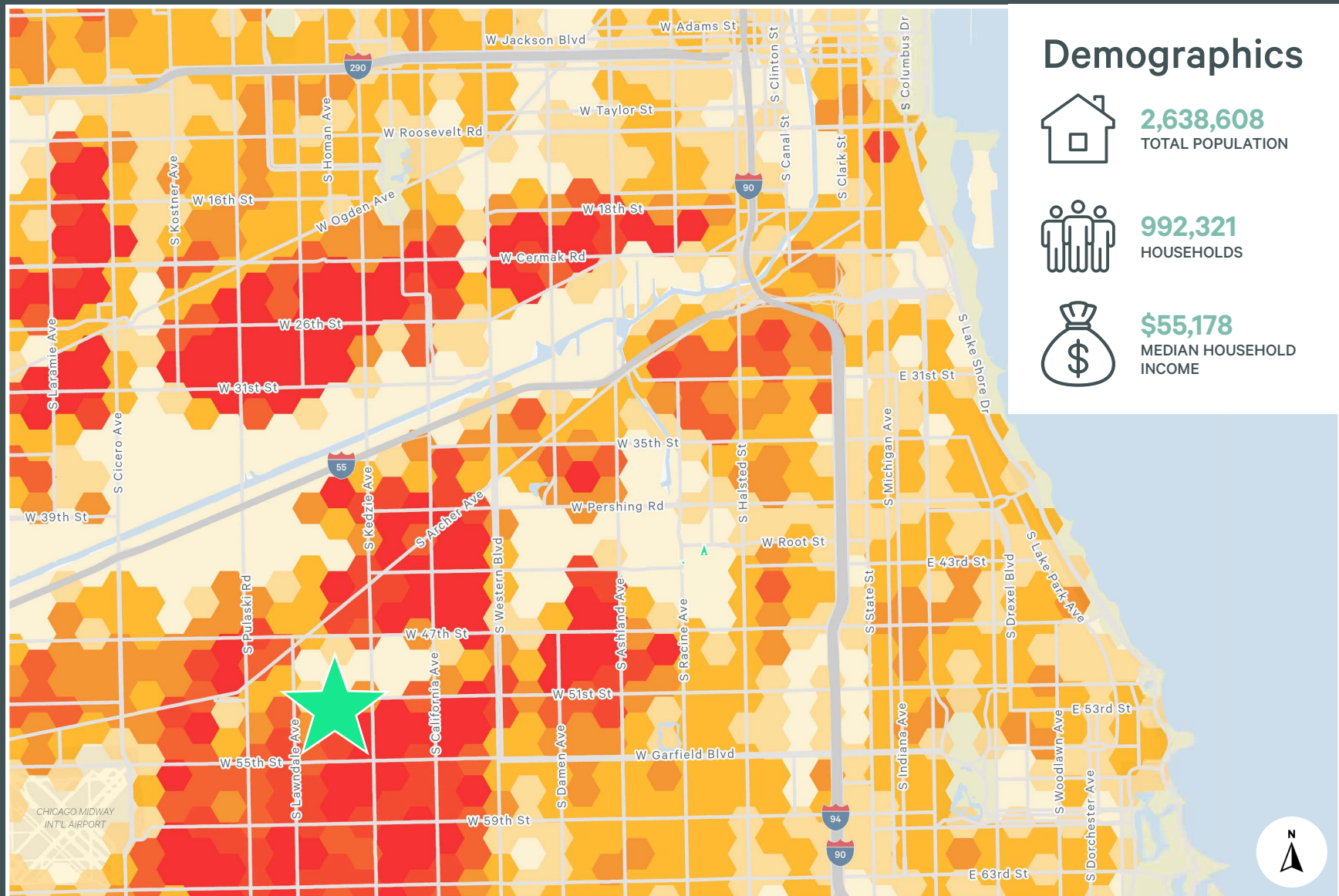
Proposed 4-Tenant Plan



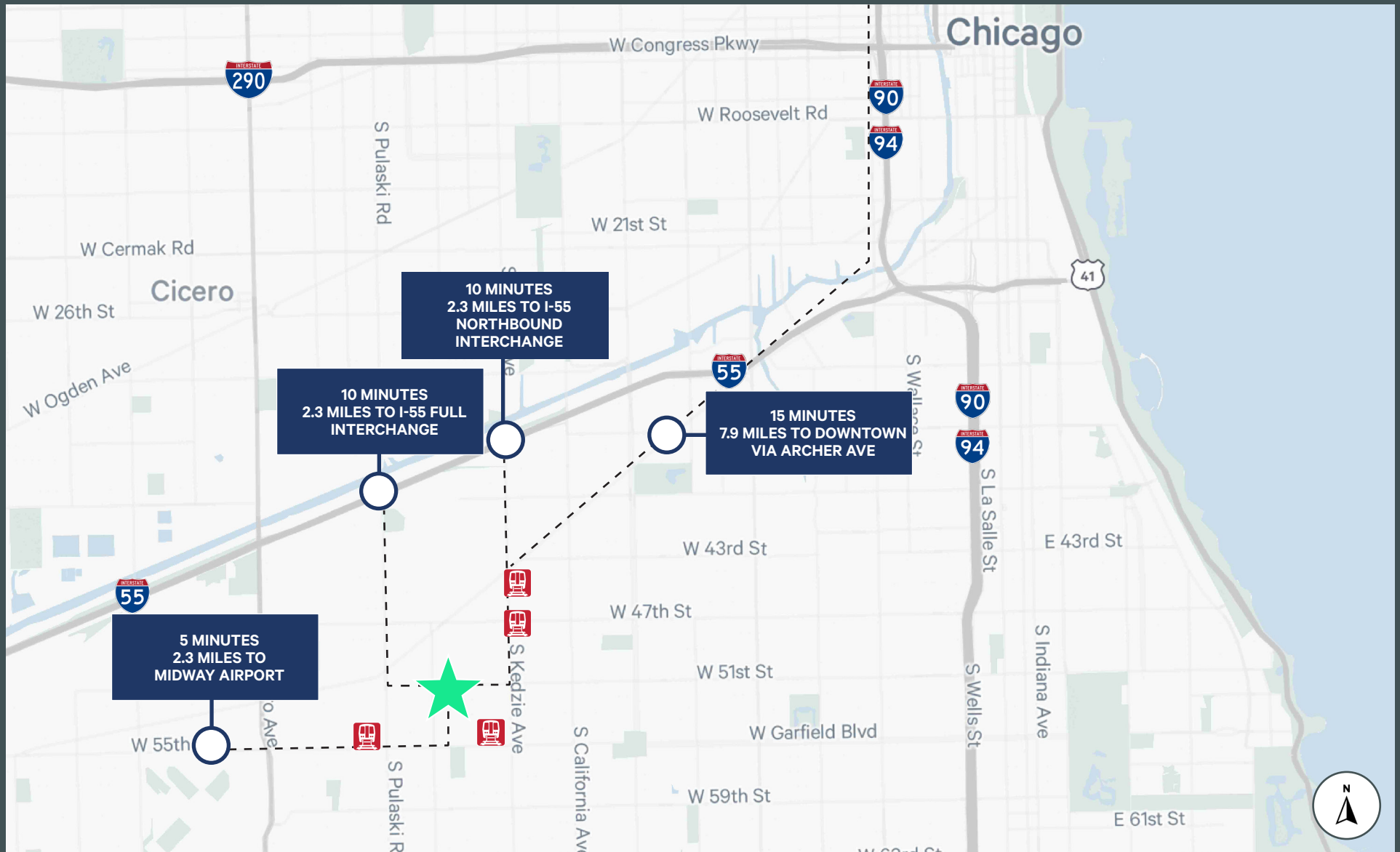
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Labor Overview



Transportation Overview





Contact Us

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