

3801 S ASHLAND AVE

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Chicago, IL 60609

PRESENTED BY:

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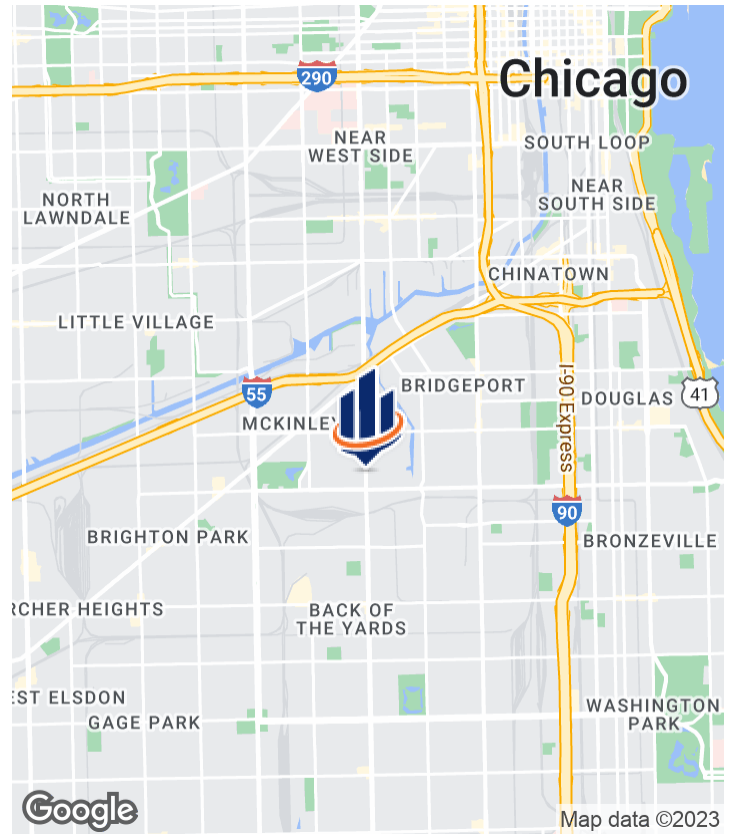
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PROPERTY DESCRIPTION

This 38,010 SF building has 2 stories plus 15,034 SF of usable space in the basement. Located in a dramatically improved area of the Stockyards Industrial Corridor, the property has 120 feet of Ashland Ave frontage. The building features 7 truck-level docks and a freight elevator with access to all three floors.

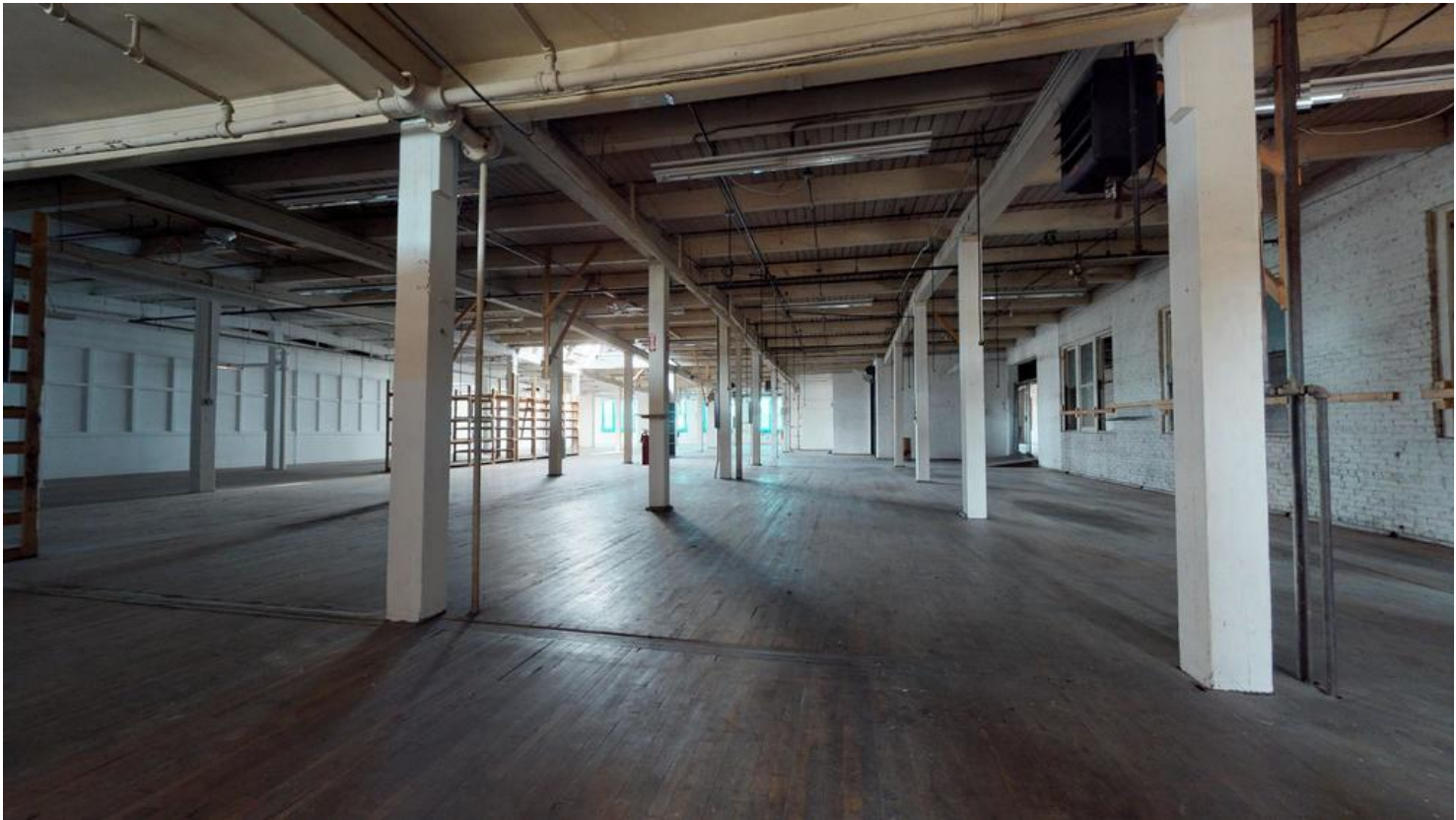
PROPERTY HIGHLIGHTS

- 11' Clear
- 7 Exterior Docks and 1 Interior Dock
- 400 Amps
- 24 Parking Spaces
- Freight Elevator (7' X 12', 4,500 Lb Capacity)
- PMD-8 Zoning (Planned Manufacturing Development)

SALE PRICE:	\$1,699,000
BUILDING SIZE:	38,010 SF
LEASE RATE:	Negotiable
PRICE / SF:	\$44.69
AVAILABLE SF:	15,034 - 53,044SF [15,034 SF Basement not included in Building SF]
LOT SIZE:	0.72 Acres
TAXES:	\$14,926.13 [\$0.41 PSF]

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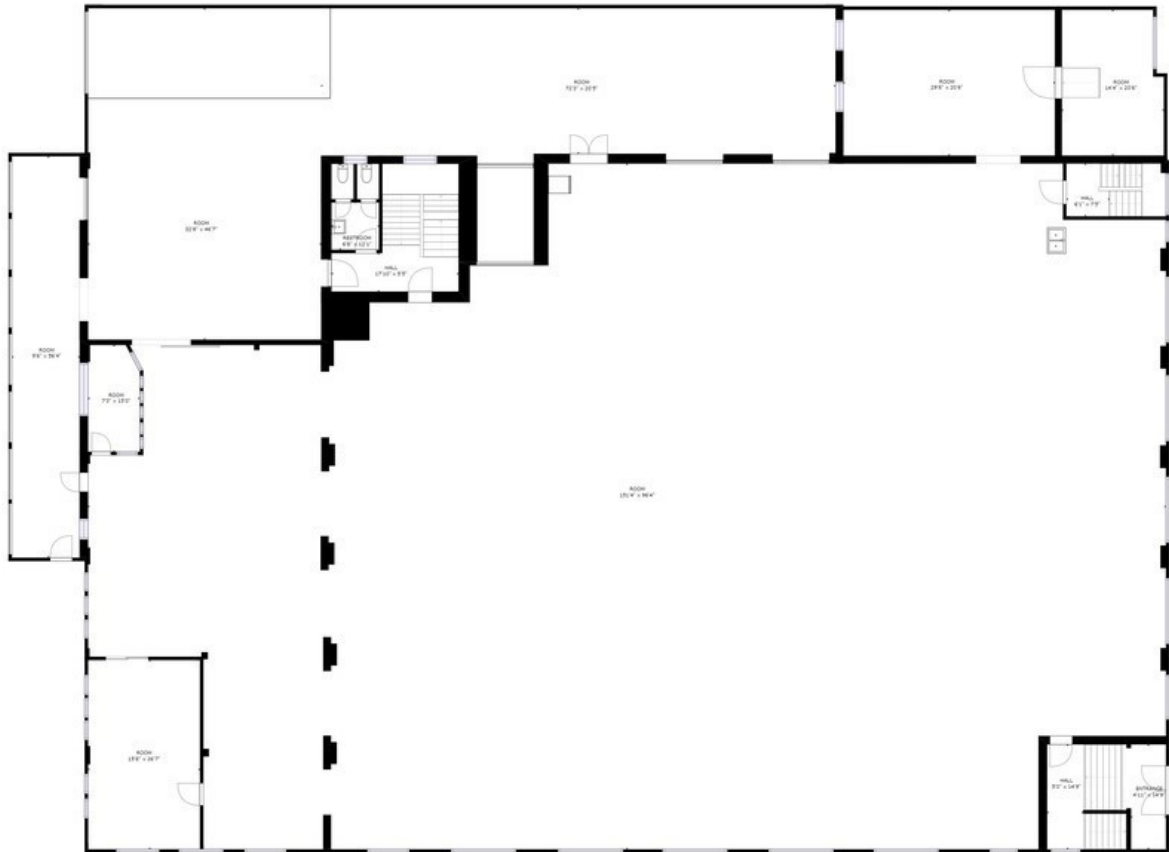
LEASE INFORMATION

LEASE TYPE:	-	LEASE TERM:	Negotiable
AVAILABLE SPACE:	15,034- 53,044 SF	LEASE RATE:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1st Floor	-	19,165 SF	Modified Gross	\$8.00 SF/yr	1st Floor Of Building
2nd Floor	-	18,845 SF	Modified Gross	\$8.00 SF/yr	2nd Floor Of Building
Lower Level	-	15,034 SF	Modified Gross	\$4.00 SF/yr	Basement

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1st Floor - 19,265 SF

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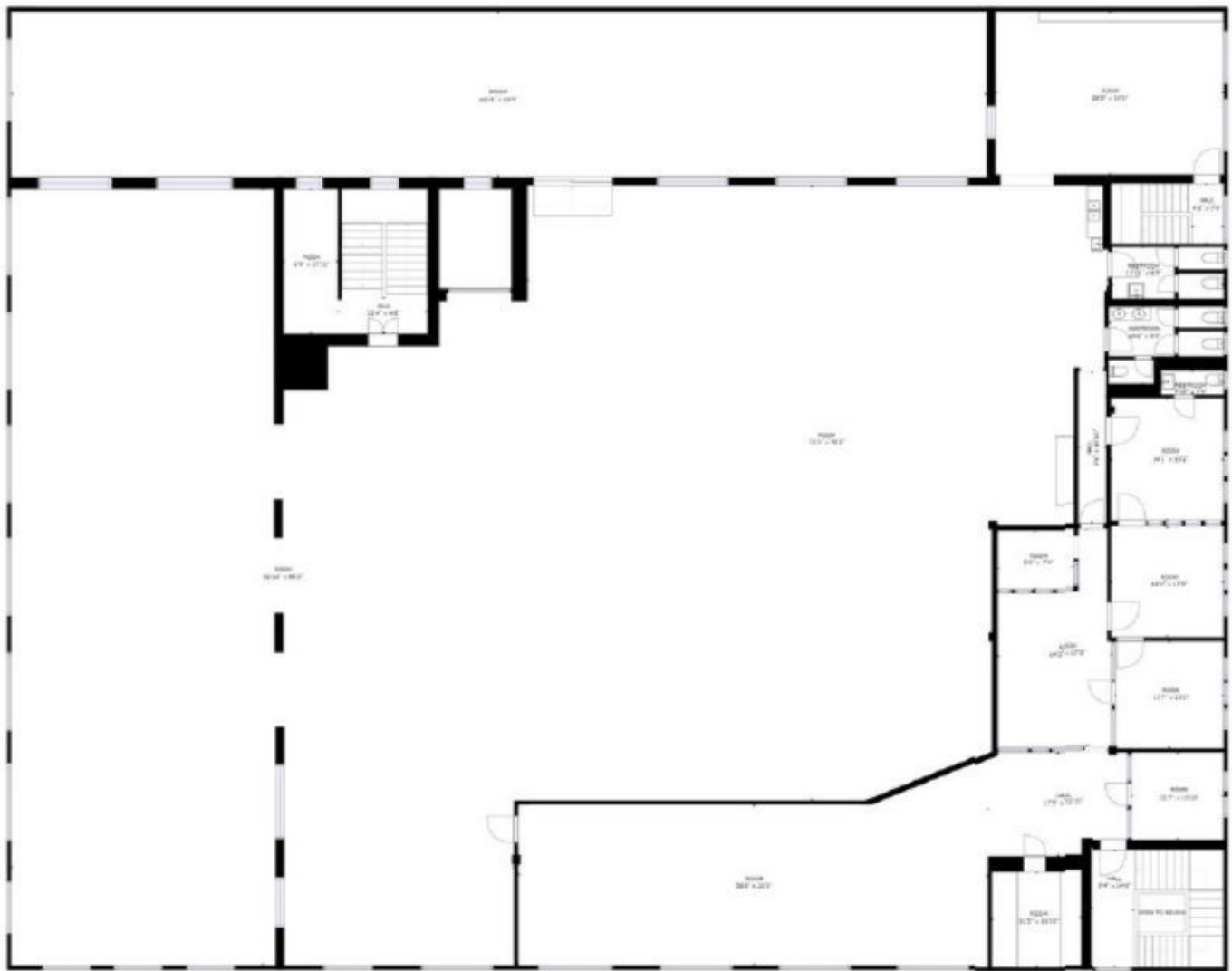
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2nd Floor - 18,845 SF

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Basement - 15,034 SF

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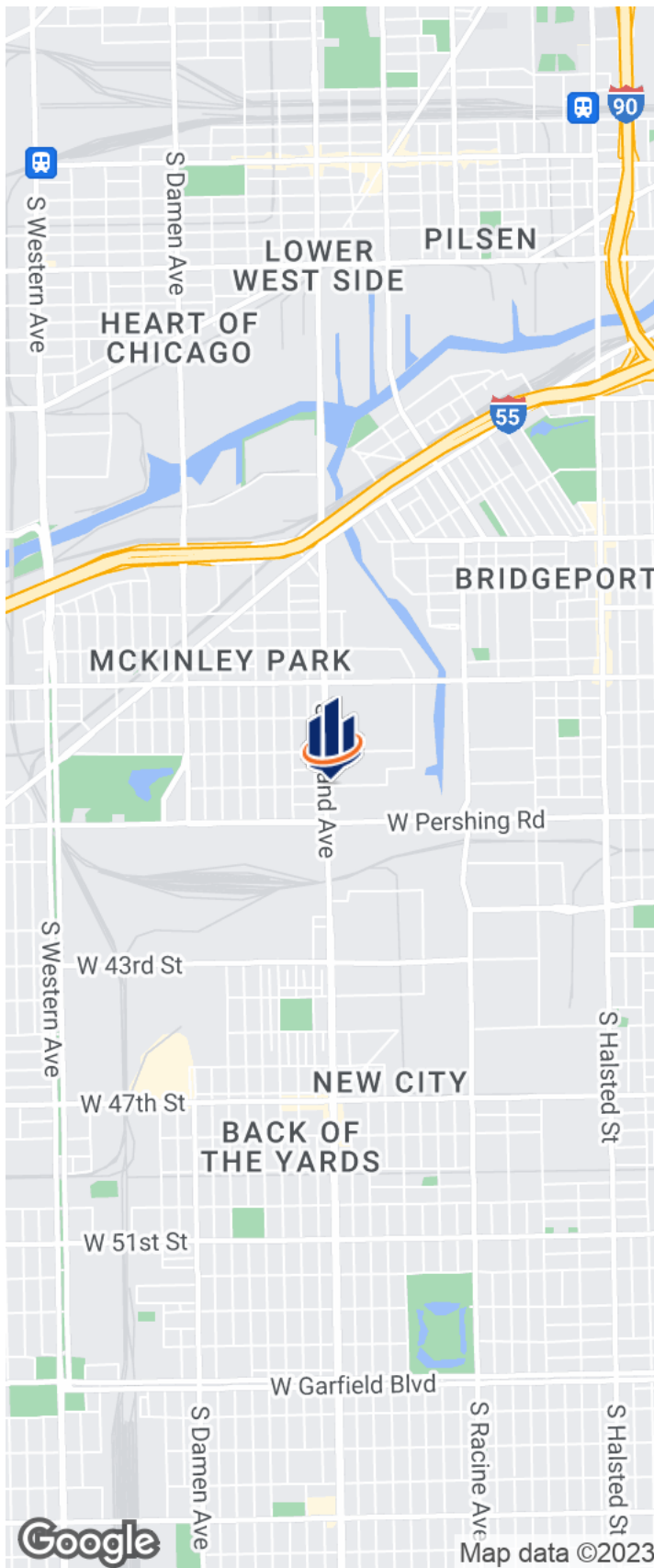
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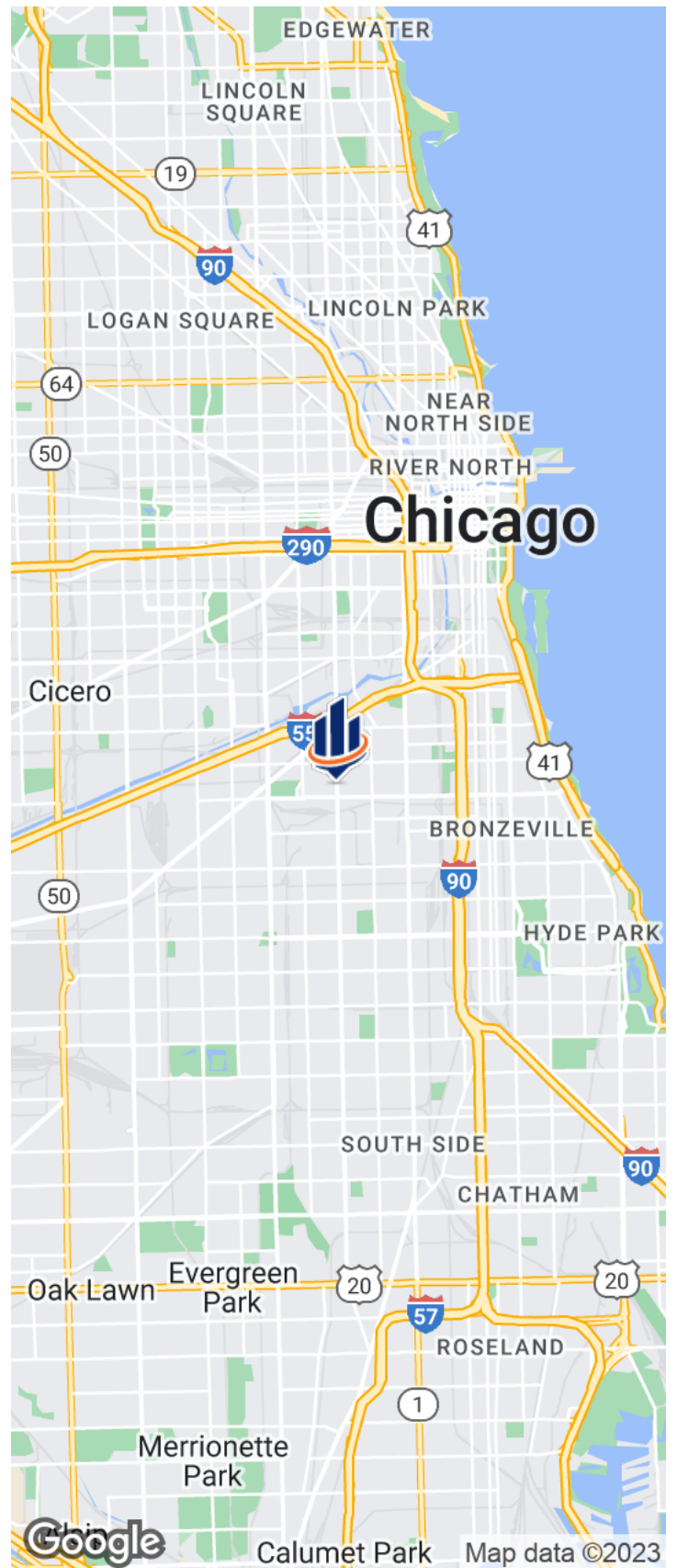
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