

LEASE

Roll & Roll Metal Fabricators

2310 W 58TH STREET

Chicago, IL 60636

PRESENTED BY:

BEVERLY HAYES

Senior Industrial Advisor

O: 312.756.7330

beverly.hayes@svn.com





OFFERING SUMMARY

LEASE RATE:	\$10.00 SF/yr (MG)
BUILDING SIZE:	140,000 SF
AVAILABLE SF:	12,400 - 17,500 SF
LOT SIZE:	2.16 Acres
YEAR BUILT:	1950
ZONING:	M2-2

PROPERTY OVERVIEW

2310 W. 58th is a well-kept industrial property with high ceilings, multiple cranes, docks, drive-ins, and abundant natural light. Home to R&R metals, ownership has maintained the property extremely well including upgraded lighting, roof repair and maintenance, additional power, polished floors, security, abundant fenced parking on both north and south ends, and exterior lighting. Wet sprinkler system throughout the property.

The 12,400 SF portion at the north end of the building has one 14' high drive-in and is a clear span. The building has a 24' ceiling at the center. This area has a floor drain, concrete floors, heavy floor load abundant natural light, and adjacent fenced parking. The space features a working 10T crane, a small office, and two restrooms. Power is 220/3 phase, 60amps. Possibility to expand into the adjacent indoor space of 5,000 SF for a total of 17,500 SF.

BEVERLY HAYES
Senior Industrial Advisor
O: 312.756.7330
beverly.hayes@svn.com



BEVERLY HAYES
Senior Industrial Advisor
O: 312.756.7330
beverly.hayes@svn.com