

**INDUSTRIAL
BUILDING
FOR SALE
OR LEASE**

**±30,000 SF
ON ±2.10 AC**

Gated Yard for
Ample Car and
Trailer Parking

Outside
Storage
Capabilities



TRANSWESTERN

REAL ESTATE
SERVICES

610 W 81ST ST & 8100-42 S WALLACE ST

Chicago, IL 60620

[Property Website](#)



SPECIFICATIONS

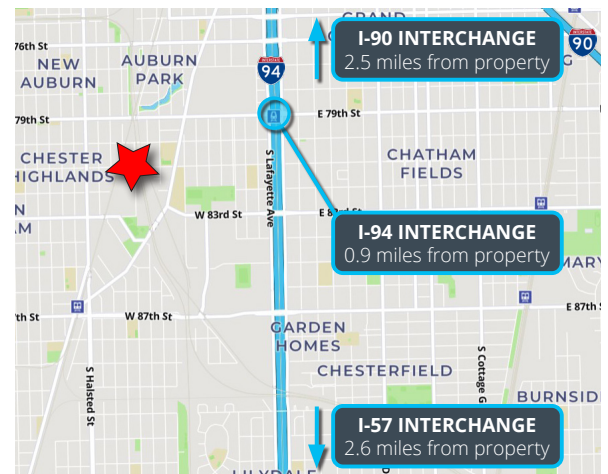
- Buildings Size: ±30,000 SF
- Land Area: ±2.10 AC
- Office Size: ±2,000 SF
- Ceiling Height: 12' - 17'
- Loading Docks: 3 Exterior
- Drive-in Doors: 10+
- Power: 480-1200 Amps 3 Phase
- Sprinklers: Wet
- Zoning: M1-2 (Manufacturing)
- Year Built: 1950's (with additions since)
- Construction: Steel & Masonry
- HVAC: Gas-fired Suspended Heaters and A/C Wall Units

HIGHLIGHTS

- Gated yard for ample car and trailer parking
- Additional (non-adjacent) lot with 20+ slips for trailer parking
- Outside storage capabilities
- Less than one mile from I-94
- Proximity to other major expressways

PRICING

- CAM: \$0.50 PSF (2024 Est.)
- TAX: \$1.33 PSF (2024 Est.)
- **Lease Rate: \$9.00 PSF NNN**
- **Sale Price: Subject to Offer**



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PROPERTY AERIAL



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