

INDUSTRIAL
SPACE
FOR LEASE

±34,911 SF

Make-ready
Improvements
Underway

Professionally
Owned and
Managed



TRANSWESTERN

REAL ESTATE
SERVICES

3033 N. KNOX AVENUE

Chicago, IL 60641 • [Property Website](#)

*Unique, high
ceiling height!*

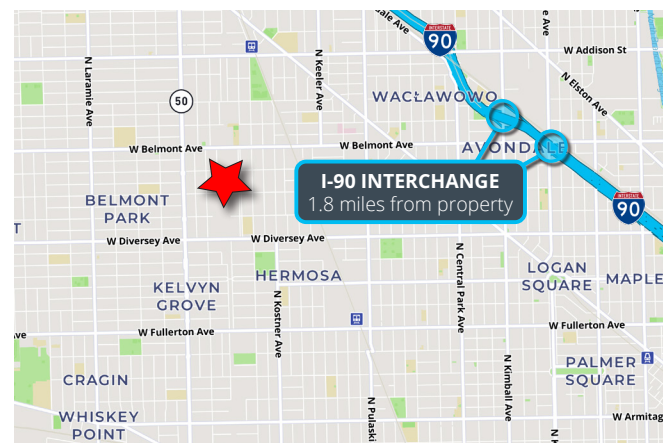


SPECIFICATIONS

- Building Size: ±170,000 SF
- Available Size: ±34,911 SF
- Office Size: ±2,000 SF
- Ceiling Height: 26' Clear
- Loading: 4 Int. Docks / 1 DID
- Power: 400A 480V
- Sprinklers: ESFR
- Heating: Gas-Fired Units
- Construction: Masonry
- RET: \$1.91 PSF
- CAM: \$1.41 PSF
- **Lease Rate: \$9.95 PSF Net**

HIGHLIGHTS

- Make-ready improvements underway
- Unique, high ceiling height
- Ample parking on-site
- Zoned M1-2 (Limited Mfg / Business Park)
- Immediate access to I-90 and public transportation
- Adjacent to the historic W.F. Halls Storage facility



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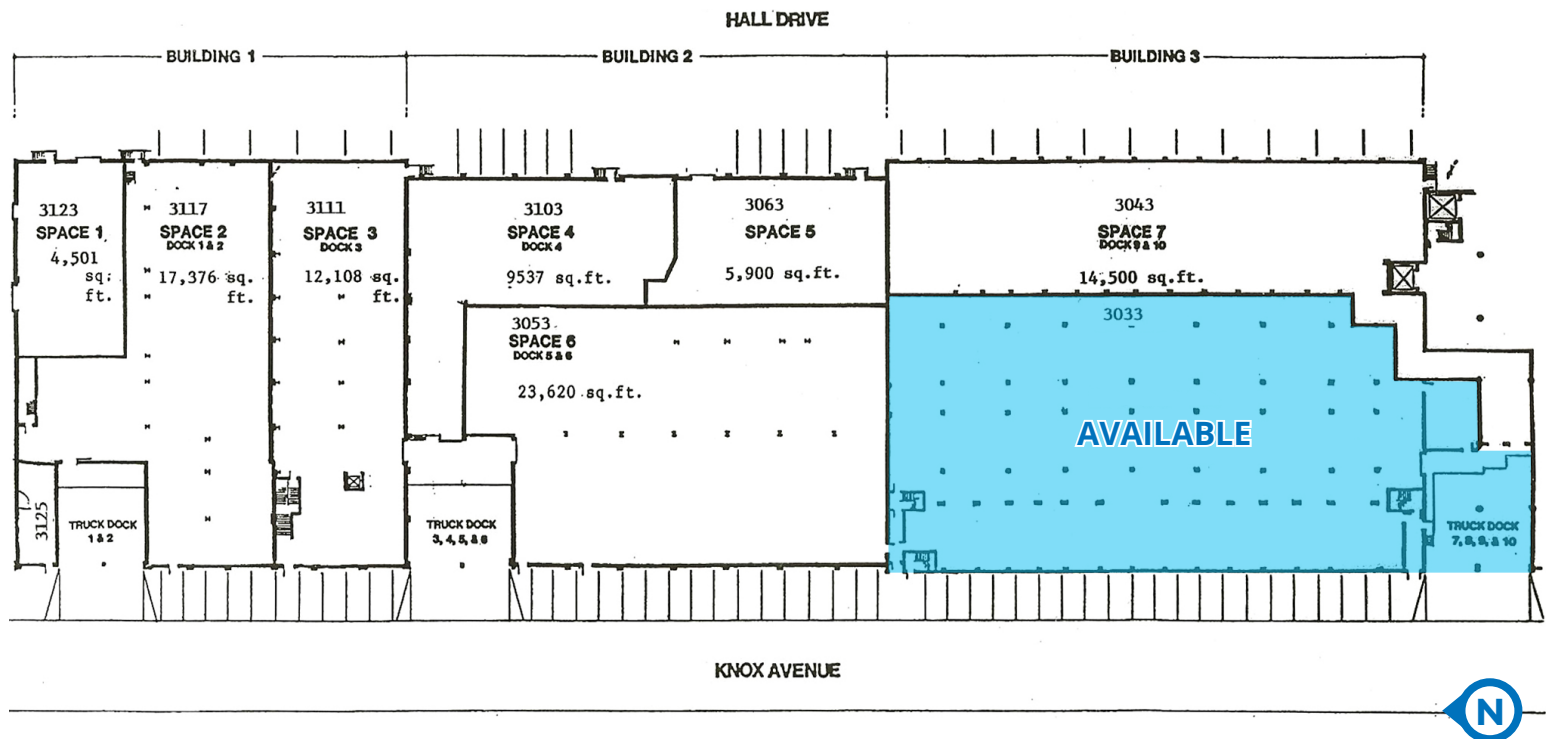
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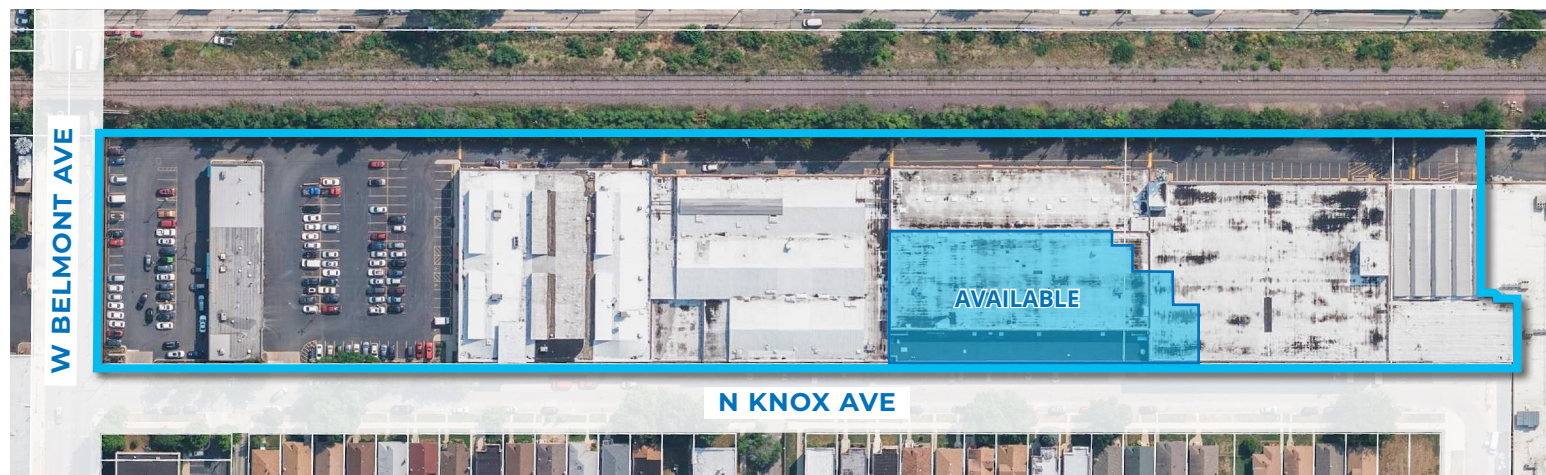
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SITE PLAN



PROPERTY AERIAL



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PROPERTY PHOTOS



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