

±28,168 SF
INDUSTRIAL
BUILDING
FOR SALE

Fenced
Outdoor
Lot

Heavy Power
Manufacturing
Facility w/ Crane

Close Proximity
to Chicago and
Major Highways

**LARGE
ASKING
PRICE
REDUCTION!**

TRANSWESTERN
REAL ESTATE
SERVICES

6450 HAMLIN AVENUE

Lincolnwood, IL 60712

[Property Website](#)

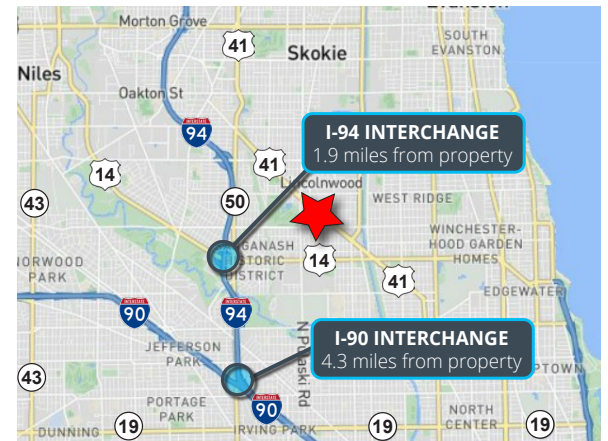


Specifications

- Building Size: ±28,168 SF
- Land Area: ±1.6 AC
- Office Size: ±2,350 SF
- Ceiling Height: 13' - 27'
- Drive-in Doors: 3
- Cranes: (1) 20-ton crane (21'6" under hook)
- Power Services: 800A @ 240V, 400A @ 480V and 200A @ 240V
- Parking: ±30 Cars & Street Parking
- Year Built: 1925 (Addition in 1957)
- Construction: Masonry/Metal
- RE Taxes: \$4.25 PSF (2022)
- **Sale Price: \$2,400,000**
\$2,250,000

Highlights

- Fenced outdoor lot
- Heavy power manufacturing facility with crane
- Excellent drive-in door access
- Fully sprinklered
- Street parking available
- Close proximity to Chicago and major highways
- Occupancy August 1, 2025
- Lease in place through July 31, 2025 (Tenant pays \$323,932 annually in rent)



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PROPERTY PHOTOS



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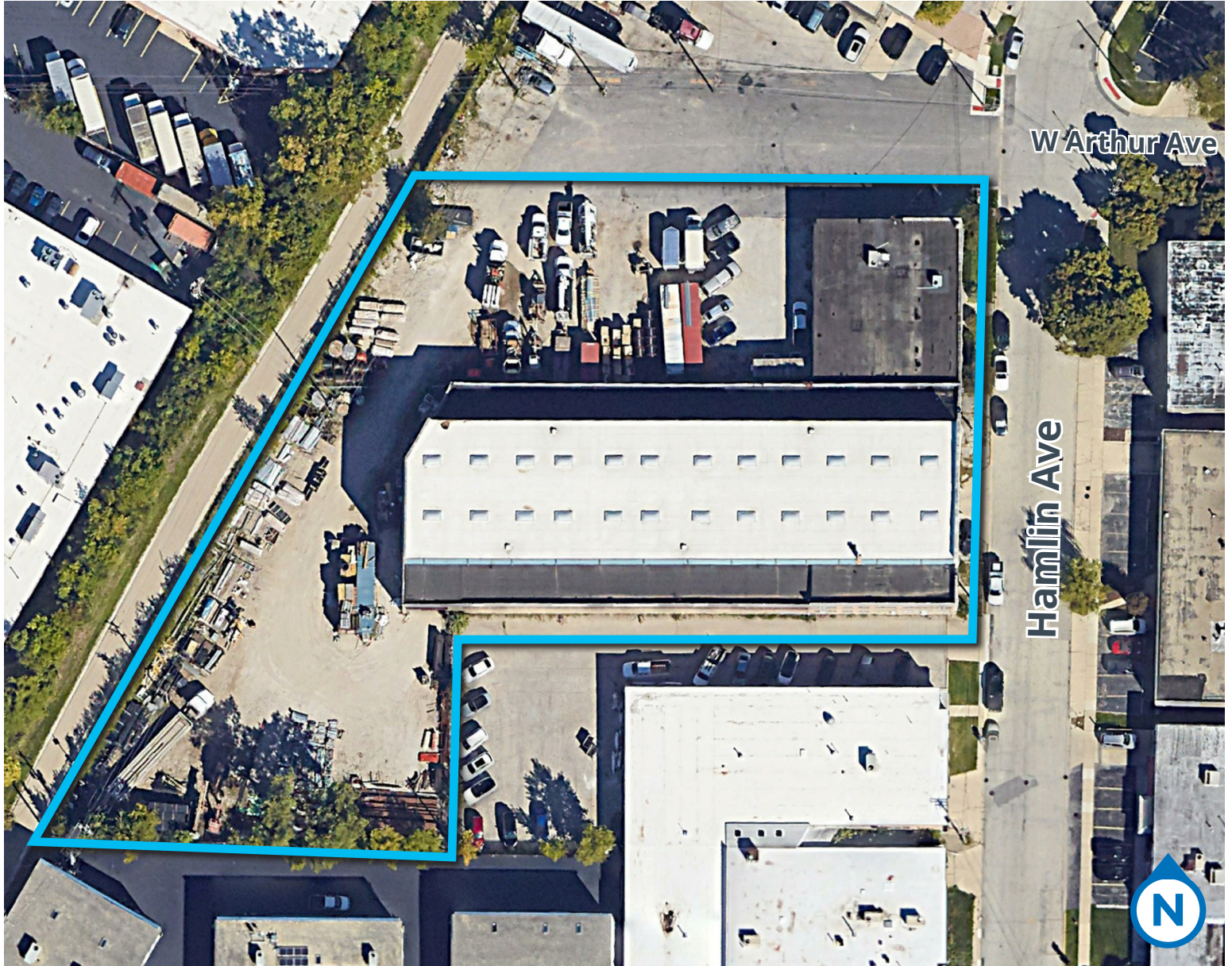
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PROPERTY AERIAL



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