

±28,168 SF
INDUSTRIAL
BUILDING
FOR SALE
OR LEASE

Fenced
Outdoor
Lot

Heavy Power
Manufacturing
Facility w/ Crane

Close Proximity
to Chicago and
Major Highways

**NOW
AVAILABLE
FOR LEASE!**

TRANSWESTERN
REAL ESTATE
SERVICES

6450 HAMLIN AVENUE

Lincolnwood, IL 60712

[Property Website](#)

\$450,000 PRICE REDUCTION!

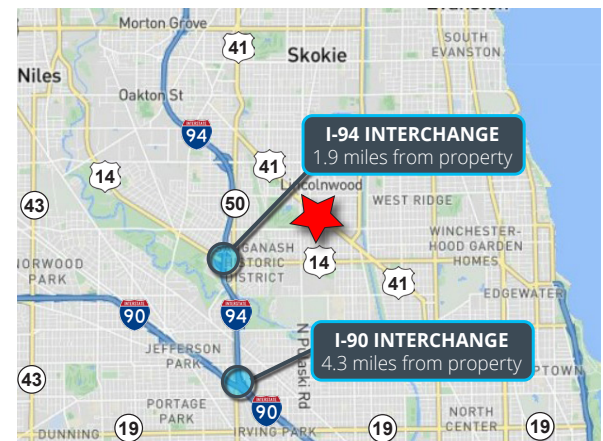


Specifications

- Building Size: ±28,168 SF
- Land Area: ±1.6 AC
- Office Size: ±2,350 SF
- Ceiling Height: 13' - 27'
- Loading: 3 Drive-in Doors
- 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: \$4.23 PSF (2023)
- **Lease Rate: Subject to Offer**
- **Sale Price: ~~\$2,400,000~~ \$1,950,000**

Highlights

- Fenced outdoor lot
- Manufacturing facility with crane and heavy power
- Excellent DID 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)



Joe Karmin, SIOR
Executive Vice President
847.588.5670
joe.karmin@transwestern.com

Ross Lehrman
Senior Vice President
847.588.5671
ross.lehrman@transwestern.com

Justin Lerner, SIOR
Executive Vice President
847.588.5665
justin.lerner@transwestern.com

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PROPERTY PHOTOS



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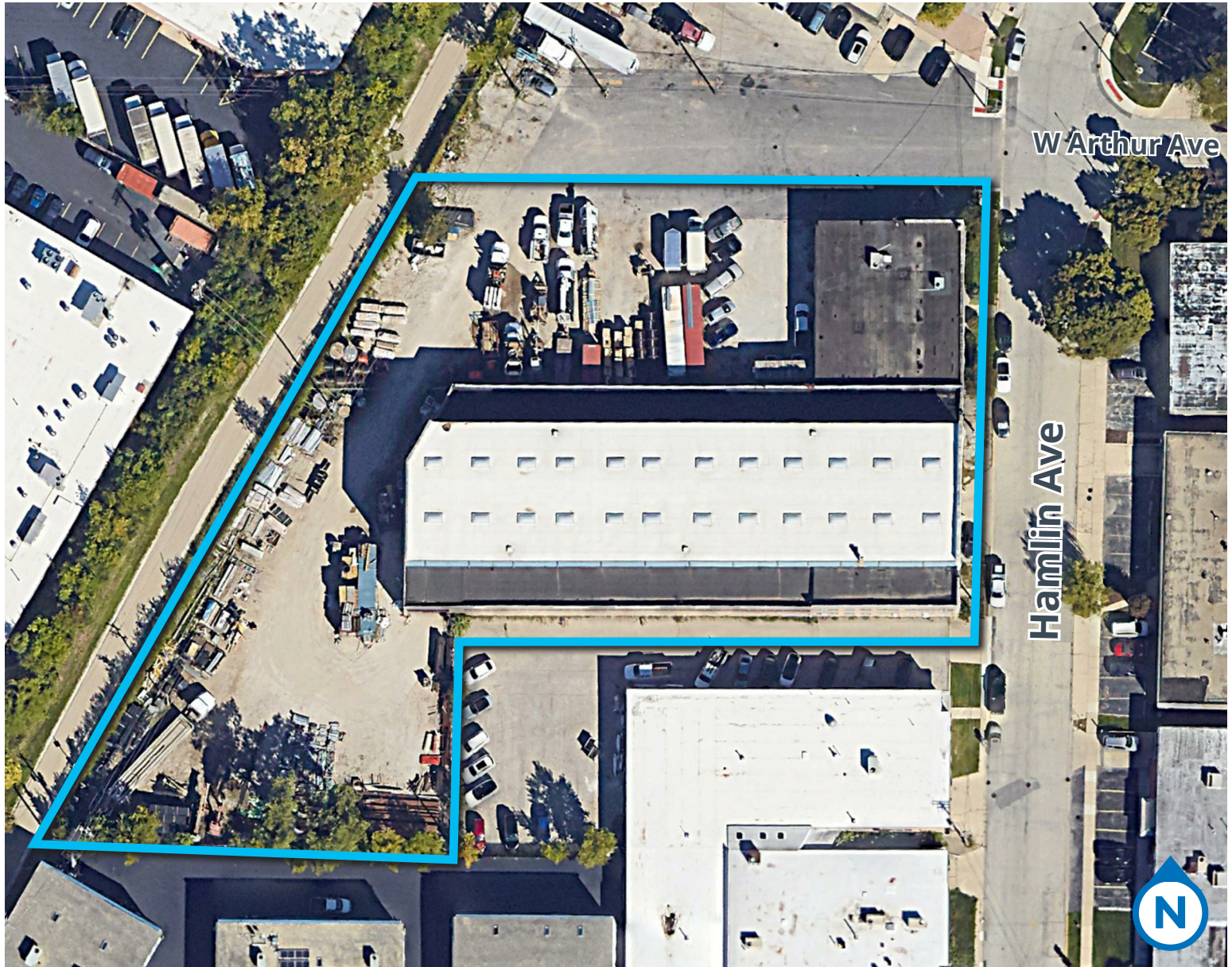

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PROPERTY AERIAL



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