

Industrial | For Lease

CBRE

1032 W 43rd Street

Chicago, IL 60609

A development of:

THE MISSNER GROUP

REALTERM

NEW CONSTRUCTION IN CHICAGO'S STOCKYARDS INDUSTRIAL PARK - 27,061 SF REMAINING FOR LEASE



DESIGNED
TO EARN THE
ENERGY STAR

The estimated energy use for this design meets strict U.S. EPA ENERGY STAR® criteria. Post-construction verification is required to earn ENERGY STAR certification.
www.energystar.gov

Property Overview

Building Specs

TOTAL BUILDING SIZE	±130,354 SF
TOTAL SITE SIZE	7.98 acres
AVAILABLE SF	27,061 SF
OFFICE SF	±2,241 SF
CEILING HEIGHT	32' clear
LOADING DOCKS	7 exterior docks (expandable)
BAY SIZES	50' x 60'8"
CAR PARKING	53 car spots
TRAILER PARKING	4 trailer stalls
POWER	400 amps/480 volt
ASKING LEASE RATE	Subject to offer

Highlights

- New construction on Chicago's South Side
- Located in the desirable Stockyards Industrial Park
- Excellent access to I-55, I-94 & Downtown Chicago
- Access to ample labor pool
- 6b tax incentive secured
- Located in Enterprise Zone 2. Incentives include sales tax exemption for building materials, machinery & equipment sales tax exemption and utility tax exemption



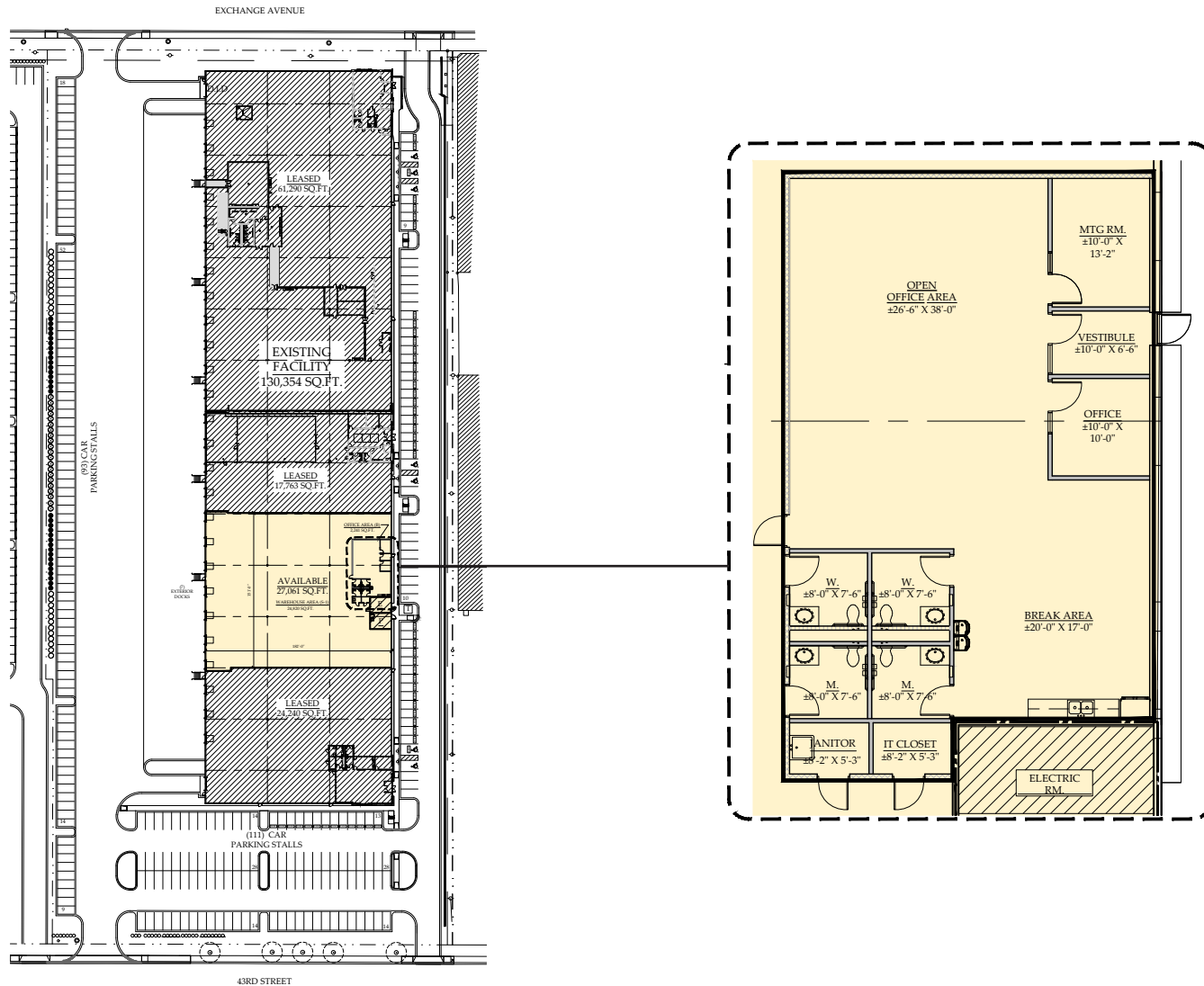
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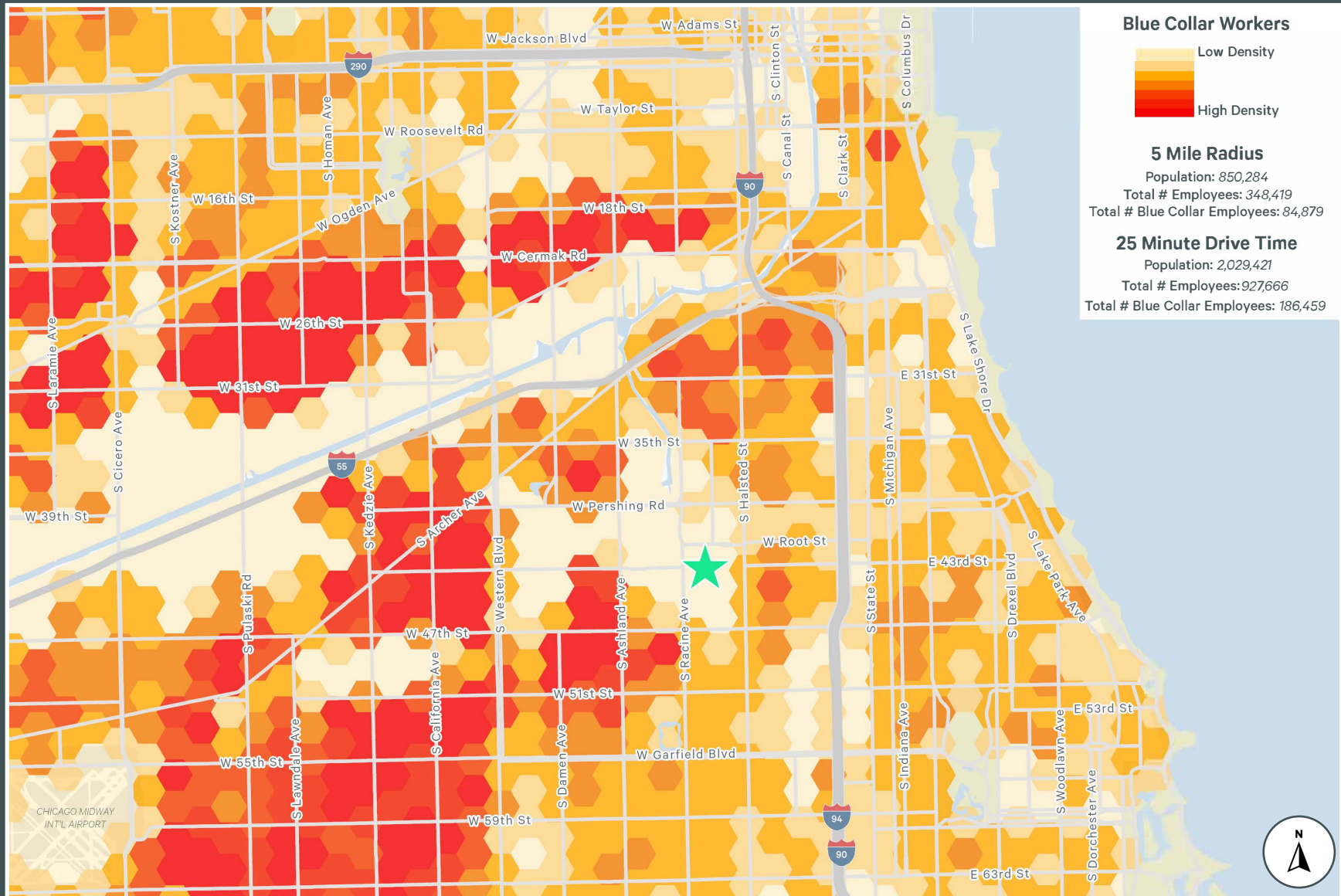
Interior



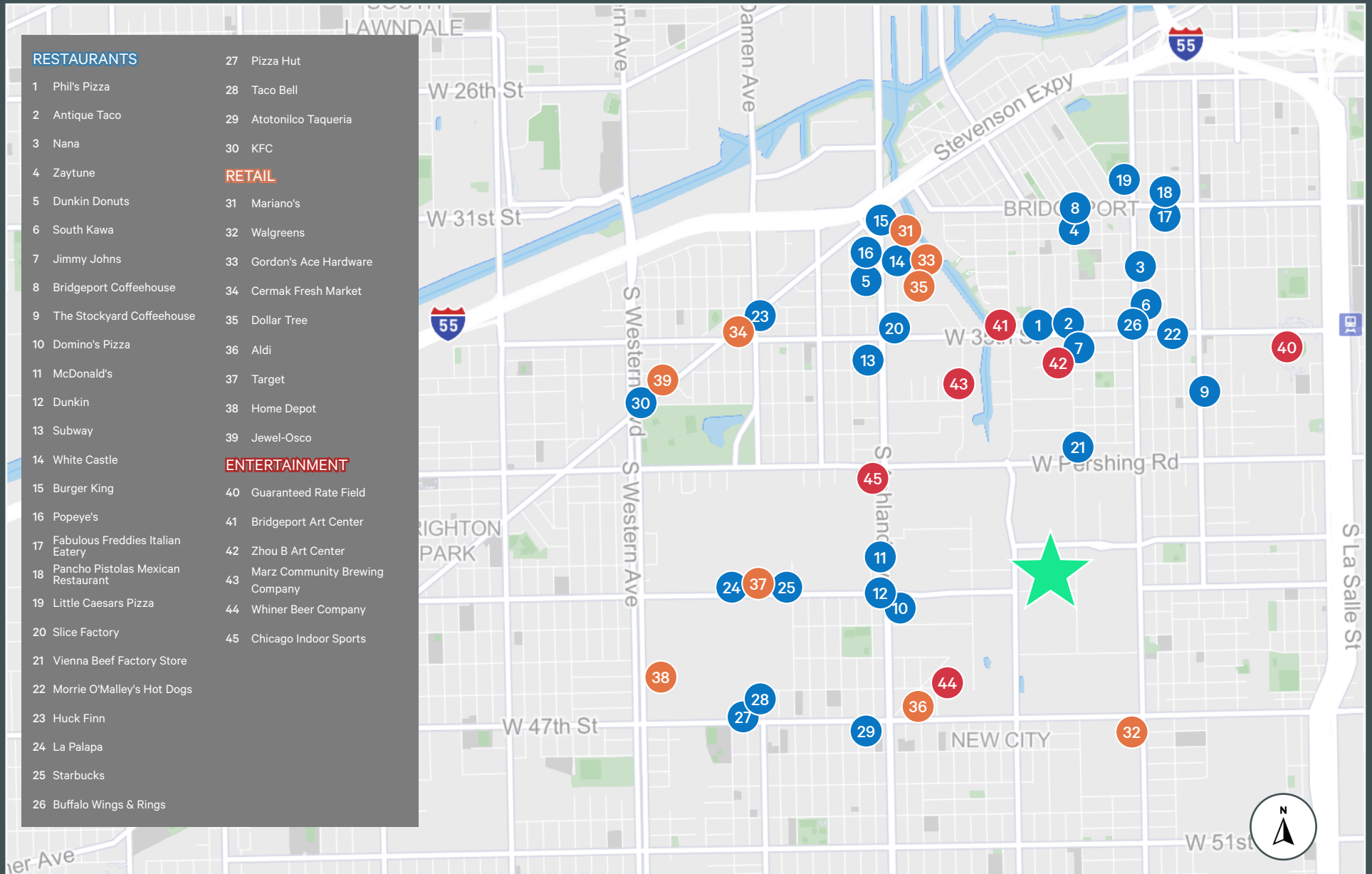
Floor Plan (including 2,241 SF of new spec offices)



Labor Overview



Amenities Overview



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Corporate Neighbors



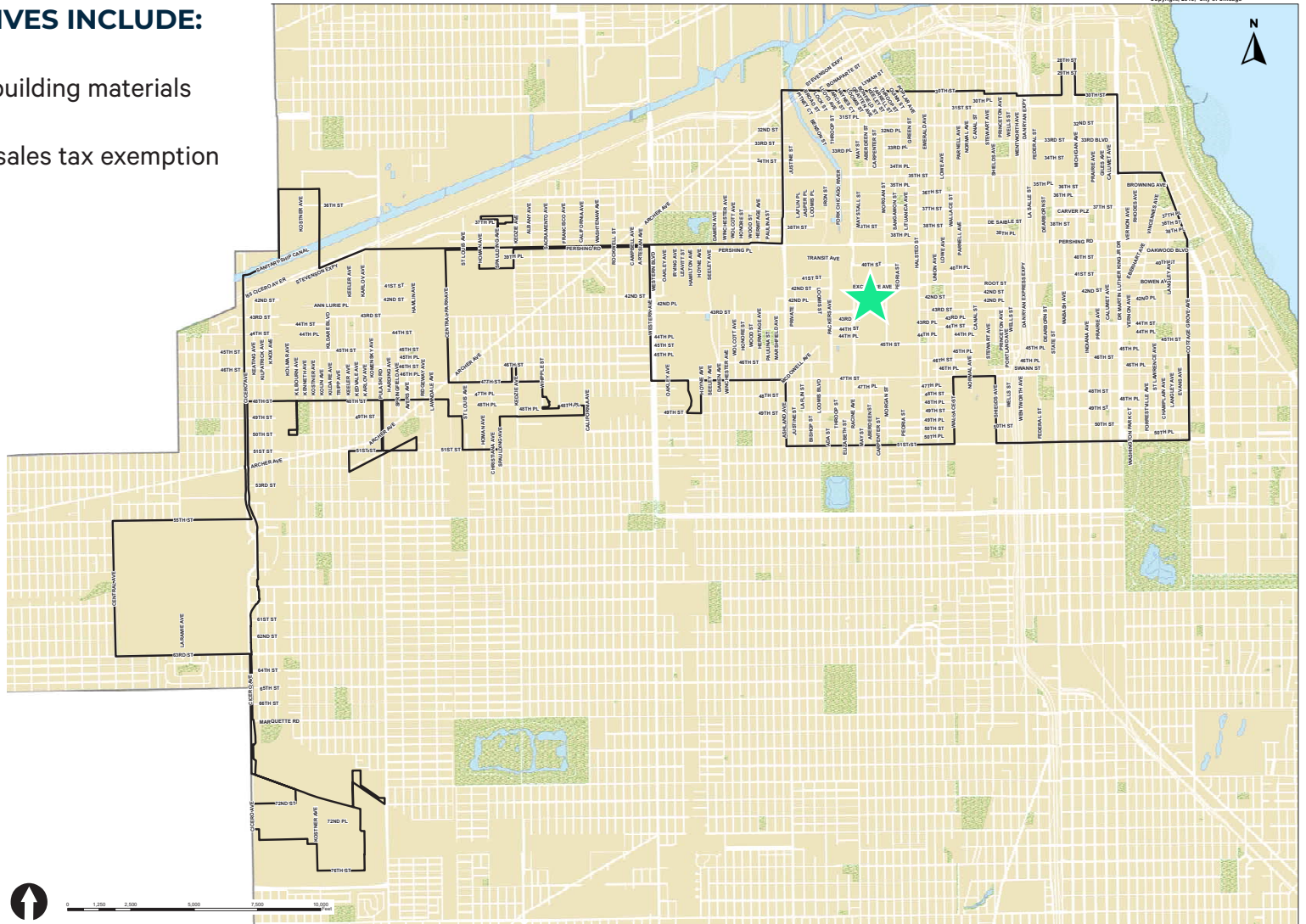
Enterprise Zone 2

POTENTIAL INCENTIVES INCLUDE:

- Sales tax exemption for building materials
- Machinery & equipment sales tax exemption
- Utility tax exemption



DEPARTMENT OF PLANNING
AND DEVELOPMENT
DAVID L. REIFMAN
COMMISSIONER
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