

61,080 SF INDUSTRIAL PROPERTY FOR LEASE



Stockyards Industrial Park

4200 South Morgan Street

Chicago, Illinois



The Property

Specifications

Available SF	61,080 SF
Office SF	6,571 SF
Site Size	2.67 Acres
Year Built	1975
Clear Height	18'
Docks	4 Interior Docks 1 DID
Power	1200 amps / 240 volts
Parking	42 spaces (expandable)
Taxes (2023 actual)	\$1.39 / SF
Sprinkler	Wet
Lease Rate	STO

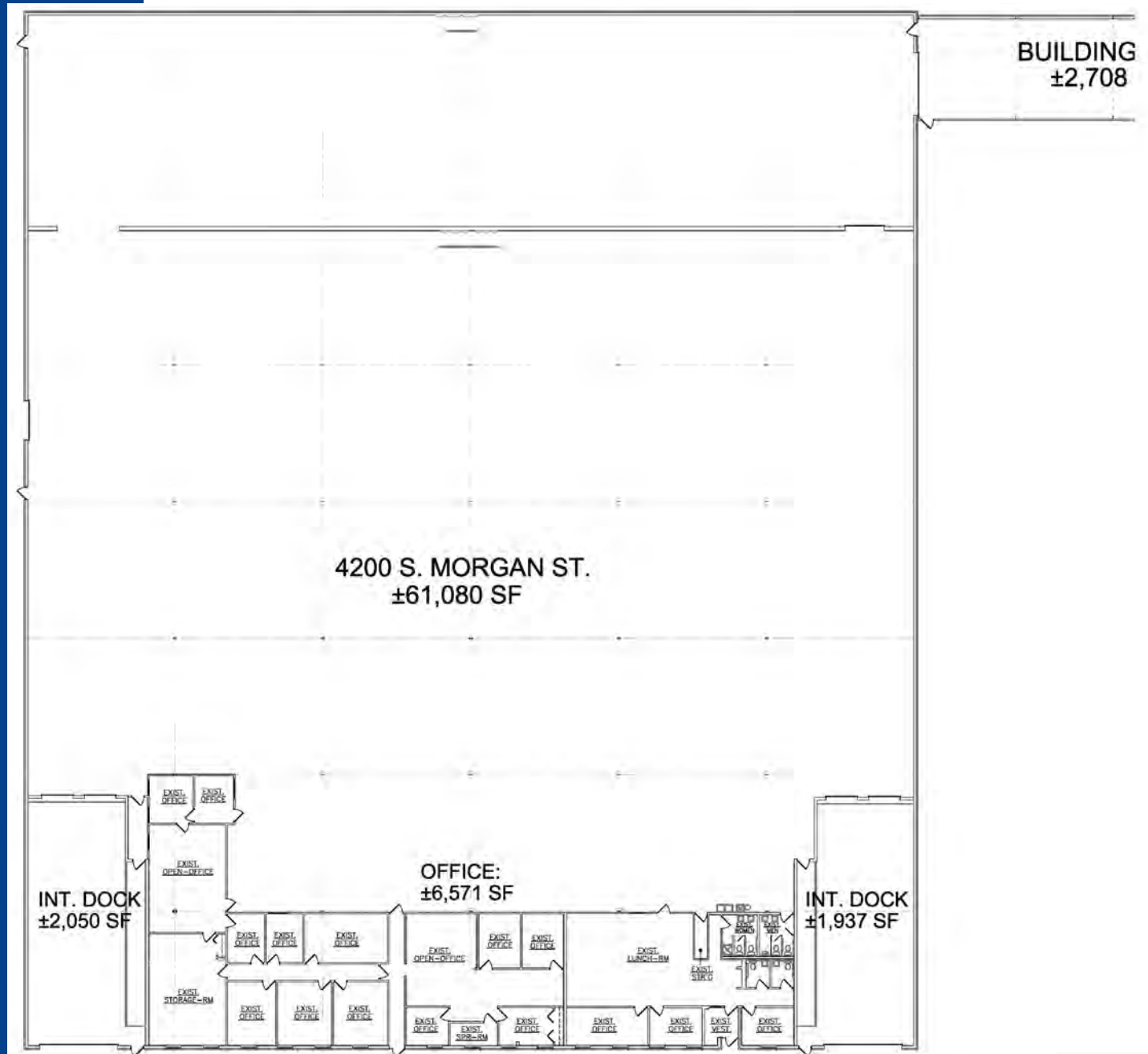
Highlights

- Parking: Fenced, gated and secured
- Utilities: Direct Energy electric, Peoples Gas, City of Chicago water
- Location: Located within the most highly covered industrial park in the City of Chicago
- Just 1.5 miles to I-55 (Stevenson Expressway) and 2.4 miles to I-90 (Dan Ryan Expressway)



Secured Parking Lot Attached





Site Plan



Colliers

Full Interchange

Distance

Location	Mileage
 Full Interchange	1.4 Miles
 Full Interchange	2.4 Miles
 62 / 44 / 35 / 8	.25 - .5 Miles
 Orange Line	2.6 Miles



Full Interchange

Full Interchange

W 43rd St

W 43rd St

W Pershing Rd

W Pershing Rd

W 35th St

W 33rd St

W 31st St

W 31st St

W 26th St

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S Racine Ave

S Halsted St

S Halsted St

S Ashland Ave

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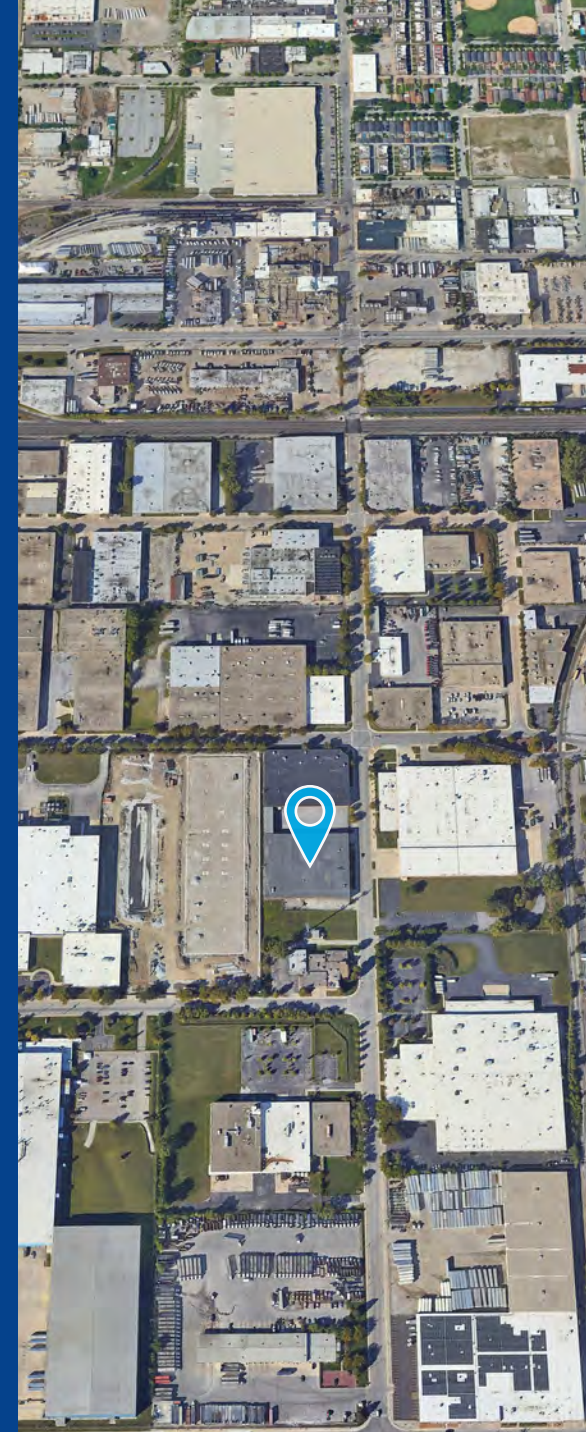
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