

For Lease (Stockyards)  
7.5 Acres of Land for Trucking/Outdoor Storage

4834 S. Halsted St.  
Chicago, IL 60609



## HIGHLIGHTS

- 7.5 acres land available for trucking our outdoor storage (potential stalls for 120 trailers)
- Build-to-Suit Opportunity / Lease a new construction 11,000 SF maintenance facility with 4 drive-through service-bays, office area, locker room and dedicated parts room
- Convenient access to I-55 and I-90 for regional and interstate connectivity

## DETAILS

|                     |                     |
|---------------------|---------------------|
| <b>LEASE PRICE:</b> | \$42,000<br>Monthly |
| <b>LEASE TYPE:</b>  | Net                 |
| <b>LAND SIZE:</b>   | ±7.5 Acres          |
| <b>TAXES:</b>       | \$67,017            |
| <b>INSURANCE:</b>   | \$850               |
| <b>ZONING:</b>      | M2-2                |
| <b>PARKING:</b>     | ±120 Trailers       |
| <b>WARD:</b>        | 11                  |
| <b>ALDERMAN:</b>    | Nicole Lee          |

### CONTACT

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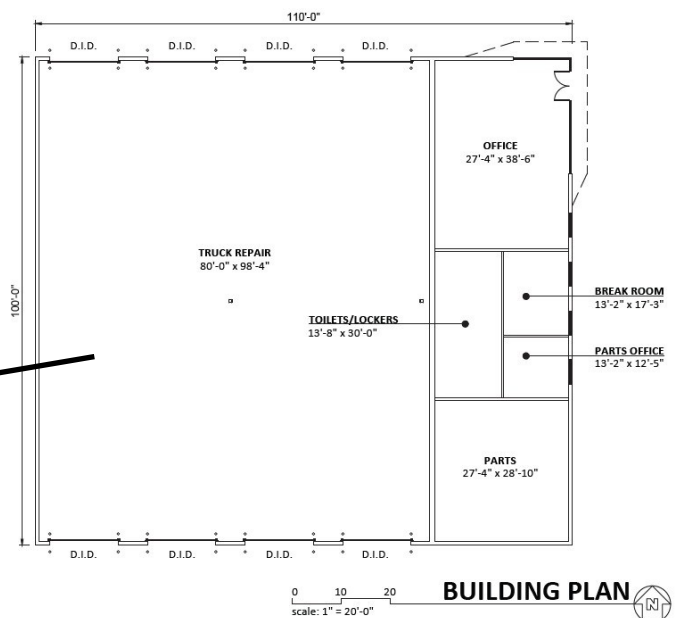
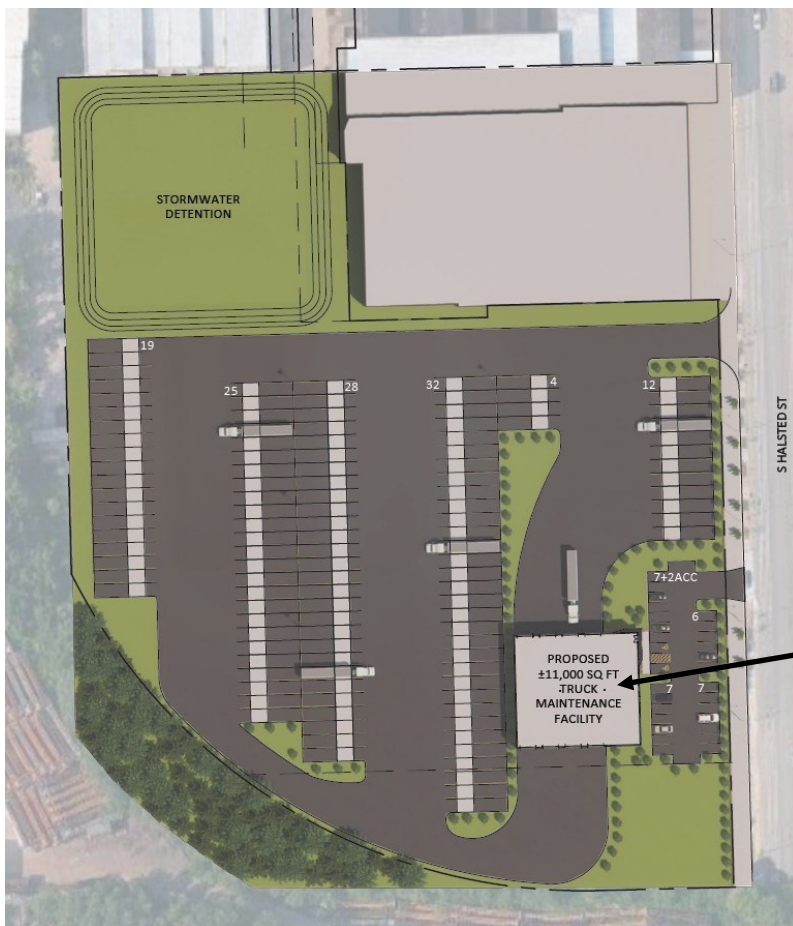
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# Potential Build-to-Suit Site Plan

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11,000 SF Building with 4 Maintenance Bays



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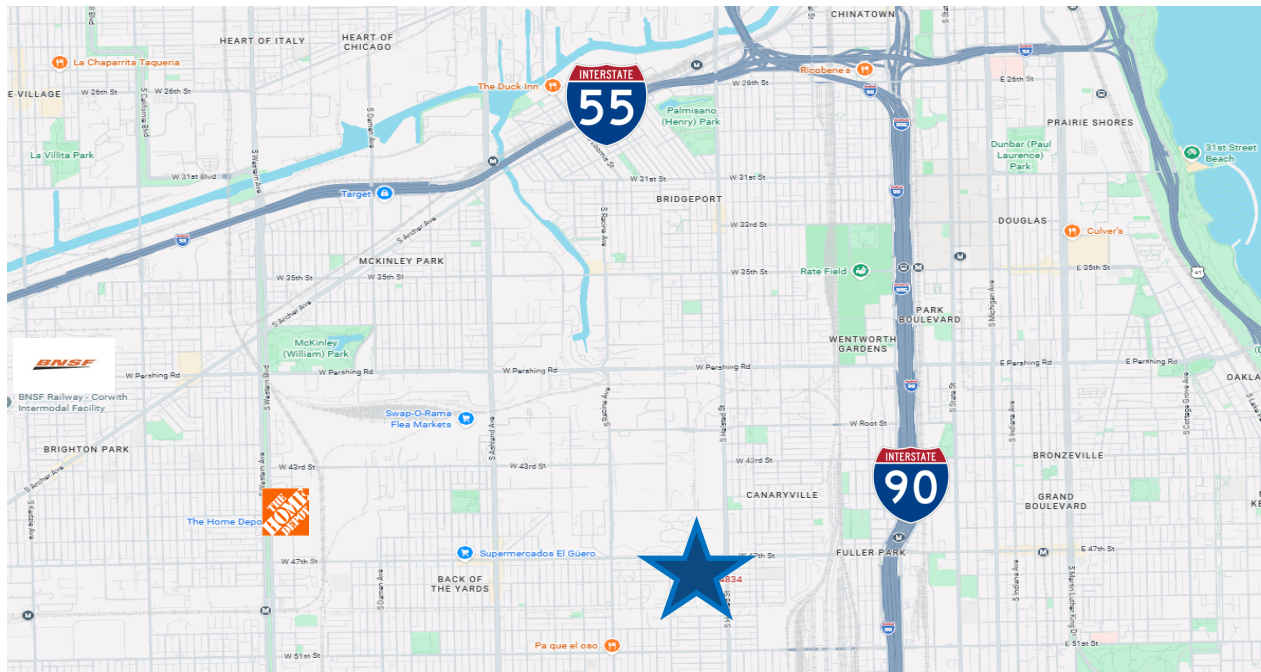
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# Location

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- Stockyards industrial park location
- Convenient access to I-90 and I-55
- BNSF intermodal is 4.5 miles away
- CSX intermodal is 3.2 miles away
- Nearby businesses include Walgreens, Big Ray's Grill, P&S Auto Body, Trejo's Fence & Welding, Liberty Car Wash, AA Pallet, All City Environmental E&E Trailer Repair, Wirtz Rentals company, Majestic Auto Glass, Debos Doggy

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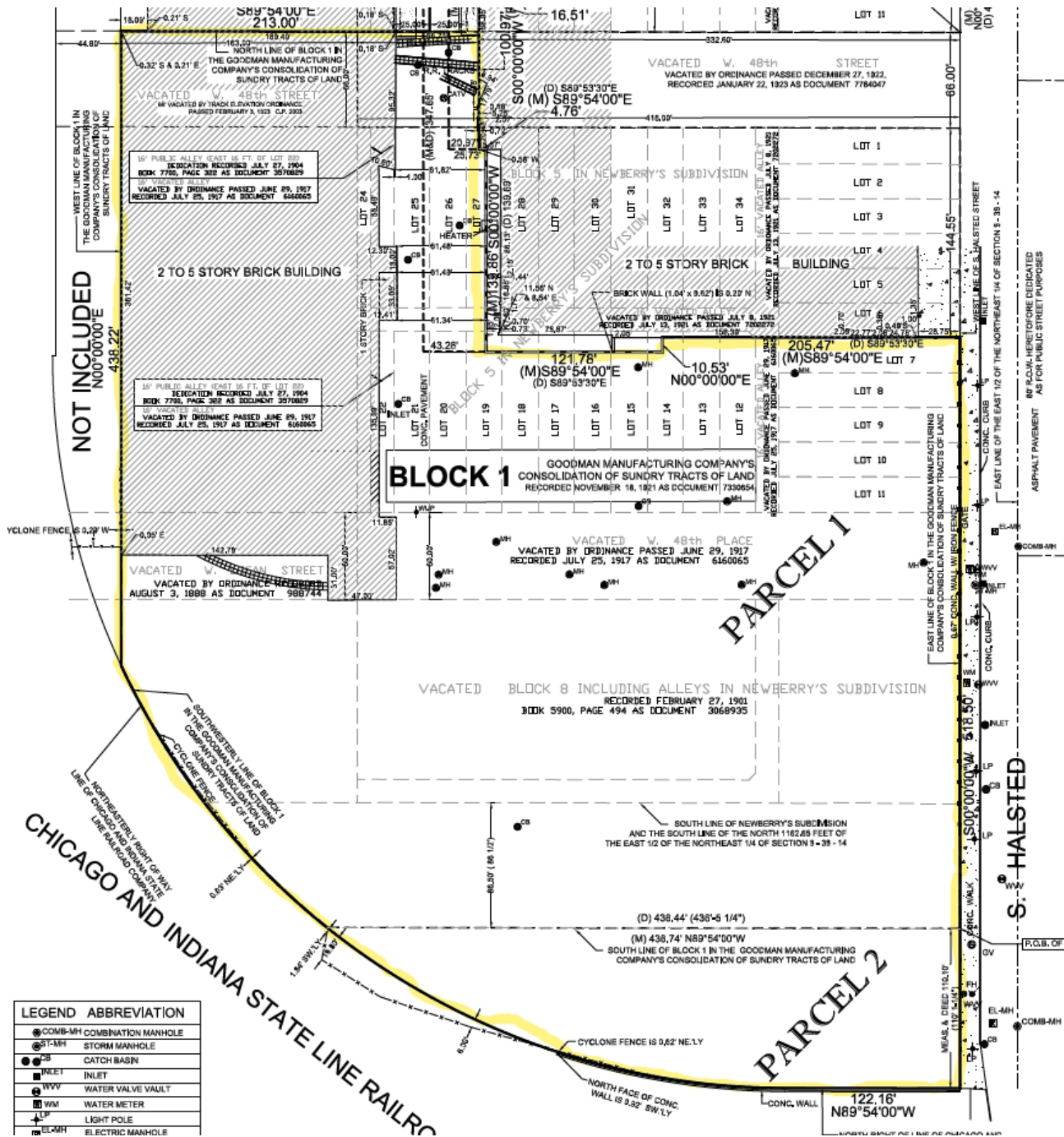
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# Survey

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