

CHICAGO PROPERTY INVESTORS LLC

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OCTOBER 2023 - AVAILABLE SPACE**3850 W. CORTLAND ST. - 2 BLOCKS FROM THE 606 TRAIL - BUILD TO SUIT /DRIVE IN DOORS**

Lower Level	4,000' - 35,000'	\$5.00' - \$8.00' - Dock and Elevator access
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FIRST FLOOR SPACES HAVE ACCESS TO DRIVE-IN DOORS & SOME HAVE ACCESSIBILITY TO 3 LOADING DOCKS

102	4,000'	\$4,000.00 - Large Open Space next to loading docks/DID
104	4,000'	\$4,000.00 - Drive in Door, Office & Open Warehouse
109	3,600'	\$3,600.00 - Windows, Drive in Door, Private Washroom and Office
111	2,130'	\$2,200.00 - Windows, Drive in Door - Open Warehouse space
113	660'	\$ 700.00 - Air Condition - 1st floor space with a Mezzanine storage
119 - 121	180'	\$ 300.00 - 1,200.00 Steps from the Loading docks - additional storage
124	360'	\$ 540.00 - 1st floor Steps from Loading Docks - additional storage

SECOND FLOOR SPACES HAVE LARGE WINDOWS & 14' CEILINGS

201	1,920'	\$2,200.00 - Large Windows, steps from Washroom & Elevator
202	800'	\$1,200.00 - Skylight Windows, front of Elevator & steps to Washroom
203	800'	\$1,200.00 - Skylight Windows, front of Elevator & steps to Washroom
211	2,000'	\$2,000.00 - Skylight Window, A/C office, steps from Washroom & Elevator
216	620'	\$ 900.00 - Windows, next to Elevator and steps from Washroom
220	1,700'	\$2,000.00 - Large Windows, Sink and steps from Washroom & Elevator
225	400'	\$ 600.00 - Air Condition, Large Window, steps from Washroom & Elevator
226	800'	\$1,100.00 - Air Condition, Large Window, steps from, Washroom, Elevator & Sink

3065 N. ROCKWELL ST. - DIVERSEY & WESTERN**ALL UNITS HAVE ACCESS TO 4 LOADING DOCKS**

3065 LAND - 250' River Frontage Available

NEAR KENNEDY EXPRESSWAY - NEXT TO METROPOLITAN BREWERY & METROPOLIS COFFEE COMPANY

Studio #'s	SQ FT	Monthly Rent
OPEN LAND, Paved & Gated	10,000' - 19,000'	
102	1,700'	\$2,200.00 - Right off the docks, window, steps from washroom, material ramp access
103	1,515'	\$2,000.00 - Window, sink, off the loading docks and steps from washroom
202	520'	\$ 735.00 - Window, steps from elevator, slop sink & washroom
208	150'	\$ 250.00 - Office space, next to elevator, steps from washrooms & slop sink
209	150'	\$ 250.00 - Office space, next to elevator, steps from washrooms & slop sink
210	150'	\$ 250.00 - Office space, next to elevator, steps from washrooms & slop sink
211	150'	\$ 250.00 - Office space, next to elevator, steps washrooms & slop sink
212	1,300' Avail. 11/01/2023	\$1,600.00 - Office/Whrse space steps to elevator, slop sink & washroom
216	1,800'	\$2,300.00 - Office/Whrs, lots of windows steps from elevator, slop sink & washroom
3107	4500'	\$4,700.00 - 1 Story w/Drive in Door, private washroom
3113	900'	\$ 800.00 - Ground Level Office or Storage
402	1,500'	\$1,700.00 - Windows, steps to elevator & washroom
403	1,100'	\$1,100.00 - NW Corner, winds, steps from elevator & washroom

4165 S. EMERALD AVE.**EMERALD & ROOT ST.**

1st FL. - #04	7,500'	\$5,500.00 - Drive in Door, washroom - Main Enterence off of Root St.
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4850 W. BLOOMINGDALE AVE**ALL SPACES HAVE DOCK & DRIVE IN ACCESS - 25,000' PARKING AVAILABLE - BUILD TO SUIT - 13' - 14' CEILINGS**

Unit 2C & 2D - 1ST. FL.	3,000' - 6,050'	\$10.00' - Lots of Windows - D/D & Dock Access - Steps from WR 14' Ceiling
Unit 3B - 1ST. FL.	15,000'	\$7.00' Per Sq. Ft. - Sky Lights, 18' Ceilings
Unit 4A - 1ST FL.	3,403'	\$2,400.00 - Steps from loading docks & washroom
Unit 4B - 1ST FL.	6,200'	\$4,200.00 - Steps from loading docks & washroom
Unit 4C - 1ST FL.	4,460'	\$3,200.00 - Steps from Loading docks & washroom
Unit 4D - 1ST. FL.	2,500'	\$1,900.00 - Straight path to loading docks & washroom
Unit 4E - 1ST. FL.	2,500'	\$1,900.00 - Straight path to loading docks & washroom
Unit 5B - 1ST. FL.	12,613	\$9,500.00 - 75% is 18' Ceiling, Skylights, Mezzanin, next to Docks and DID
Unit 6C - 1ST. FL.	2,100'	\$2,100.00 - 13' Ceilings off of the Loading Dock area
Unit 7 - 2nd. FL.	3,000-11,919'	\$5.25 - \$8.00 Per Sq. Ft. - Lots of Windows & Elev Access
Unit 8 - 2nd. FL.	3,000-12,553'	\$5.25 - \$8.00 Per Sq. Ft. - Lots of Windows & Elev Access
Unit 9 - 2nd. FL.	13,595'	\$5.25 - \$8.00 Per Sq. Ft. - Lots of Windows & Elev Access

LAND/PARKING/STORAGE

4850 W. BLOOMINGDALE 25,000 DIVISIBLE