

For Sale

4620 W. 19TH ST. CICERO, IL



DETAILS

Total Building: **130,000 SF**
Office Area: **15,000 SF**
Land: Building: 3.32 Acres
Parking Lot: 0.63 Acres
Extra land and/or income producing building also available. *Call for details.

Zoning: **M-2 Light Manufacturing**
Loading: 2 Interior Loading Docks
2 Drive-In-Doors

Heavy Power: 1600 amps 120/240 v single/three phase
Sprinklered: **Wet**
PINs: 16-22-302-052-0000 16-22-305-002-0000
16-22-305-003-0000 16-22-305-004-0000
16-22-305-005-0000 16-22-305-006-0000
16-22-305-007-0000 16-22-305-008-0000
16-22-305-009-0000 16-22-305-010-0000

PRICING

Sale Price: **\$4,485,000 (\$34.50 PSF)**

HIGHLIGHTS

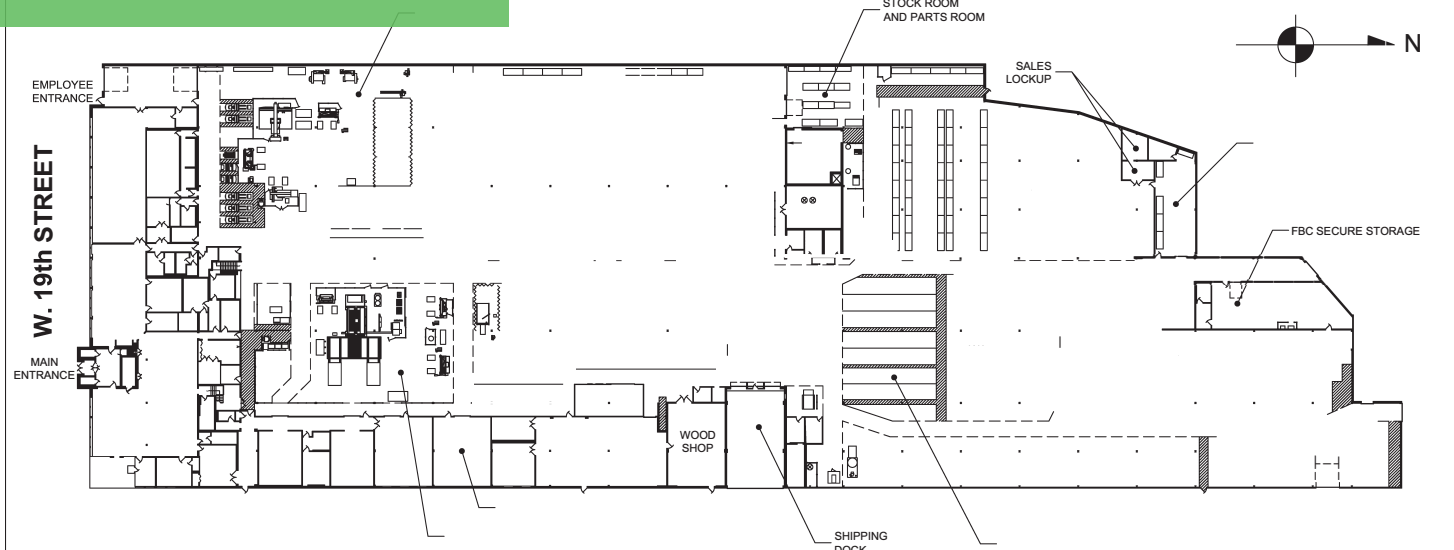
- Good Proximity to downtown Chicago and other local business parks.
- Easy access to major roads and highways.
- Strong labor pool
- Bridge Cranes
- Heavy Power
- Good Parking
- Newer portions of roof



Frank Melchert | Principal 312.766.4281 frank@cawleychicago.com
Matt Garland | Vice President 630.729.7945 mgarland@cawleychicago.com



SITE PLAN



AERIAL



CHICAGO'S **SUBMARKET SPECIALISTS**

Cawley Chicago was founded in 1998 by Daniel Cawley with the mission to provide unparalleled service to the small/mid-sized companies that were being overlooked by the larger firms. Today, our internally owned group of dedicated commercial real estate professionals are committed to servicing all clients with unsurpassed experience and the highest level of personal service based on the same principals the company was originally founded on.

We concentrate and specialize in leasing, sales, investment disposition/acquisition, consulting and asset/property management. Our goal is to help business and property owners create, maintain and monetize their maximum property value. We've created an internal culture that thrives on the trust and experience of our peers to be as productive as possible on behalf of our clients throughout these service lines.



cawley CHICAGO

HEADQUARTERS | One Lincoln Centre, Suite 120, Oakbrook Terrace, IL

CHICAGO | 770 N Halsted Street, Suite 206, Chicago, IL

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