

For Sale/Lease

Available
10/1/2022

66,835 SF
Food/Cold
Storage Facility

5251 S. Millard Avenue

Chicago, Illinois

PROPERTY HIGHLIGHTS

66,835 SF Available
+/-3,000 SF mezzanine
(not included in SF)
30,397 SF coolers
10,053 SF freezer
3,000 amps / 220 volts
Zoning: M1-1
R.E. Taxes: \$1.45/SF (2022)
Sale Price: Subject to offer
Lease Rate: Subject to offer



66,835 SF
AVAILABLE



33 CAR AND
STREET PARKING



8 INTERIOR DOCK
2 DRIVE-IN DOORS



14' - 18' CEILING
HEIGHT



2.2 MILES TO I-55
FULL INTERCHANGE
VIA PULASKI ROAD



2.2 MILES TO
MIDWAY INTERNATIONAL
AIRPORT



Contact

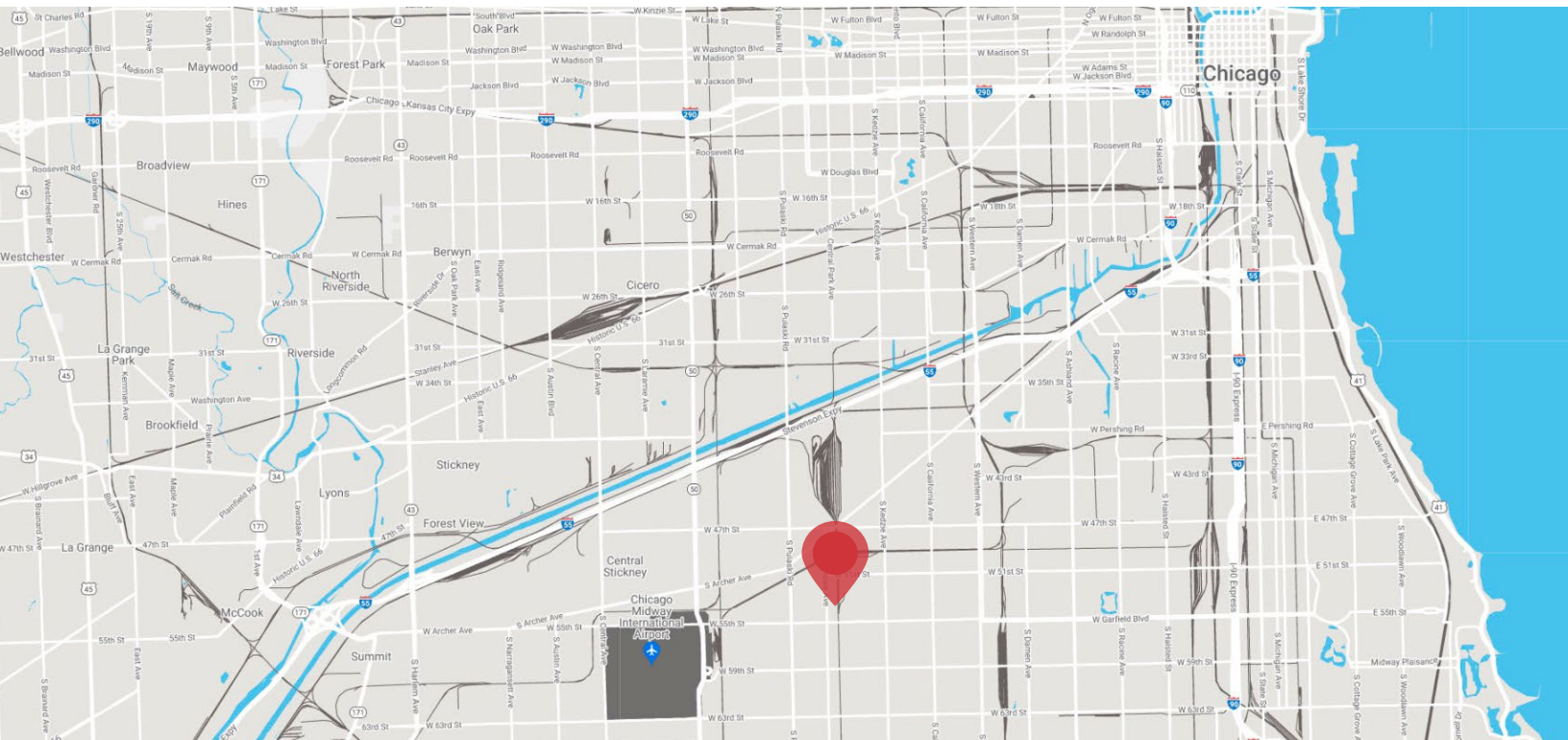
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PROPERTY HIGHLIGHTS

- 66,835 SF renovated refrigerated warehouse
- 3,000 amps / 220 volts of power
- Very low taxes (fully stabilized)
- 5,648 SF of cooler is convertible to freezer
- Institutionally owned and managed
- New Roof (2020)
- Glycol floor heating system in freezer & cooler #1
- Parallel Compressor Rack Monitoring System
- Freon system
- Potential to restore existing floor drains





- = refrigerated areas
- = freezer area
- = convertable to freezer

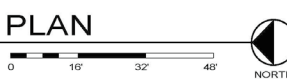
EXISTING FLOOR PLAN

SCALE: 1/16" = 1'-0"



EXISTING MEZZANINE PLAN

SCALE: 1/16" = 1'-0"



2021 ESTIMATED DEMOGRAPHICS BASED ON 5-MILE RADIUS



812,344

TOTAL POPULATION



634,230

LABOR FORCE



\$63,818

AVG. HOUSEHOLD INCOME



12.2%

BACHELOR'S DEGREE+

