

Industrial | For Lease

**CBRE**

# 3900 S Normal Avenue

Chicago, IL 60609

A development of:

THE MISSNER GROUP  
**CBRE** Investment  
Management

±169,838 SF OF NEW CONSTRUCTION AVAILABLE FOR LEASE - DIVISIBLE TO ±33,904 SF





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# Property Overview

## BUILDING SPECS

TOTAL BUILDING SIZE	169,838 SF
TOTAL SITE SIZE	8.18 acres
SPEC OFFICE SIZE	±3,764 SF
AVAILABLE SF	169,838 SF (divisible to ±33,904 SF)
CEILING HEIGHT	32'0" clear
LOADING DOCKS	16 exterior docks (w/levelers)
DRIVE IN DOORS	2
BAY SIZES	53'0" x 52'0" with 60' speed bay
POWER	1600 amps/480 volts/3-phase
FIRE SUPPRESSION	ESFR sprinkler system
CAR PARKING	229 car spots
ASKING LEASE RATE	Subject to offer

## PROPERTY HIGHLIGHTS

6b tax incentive in place

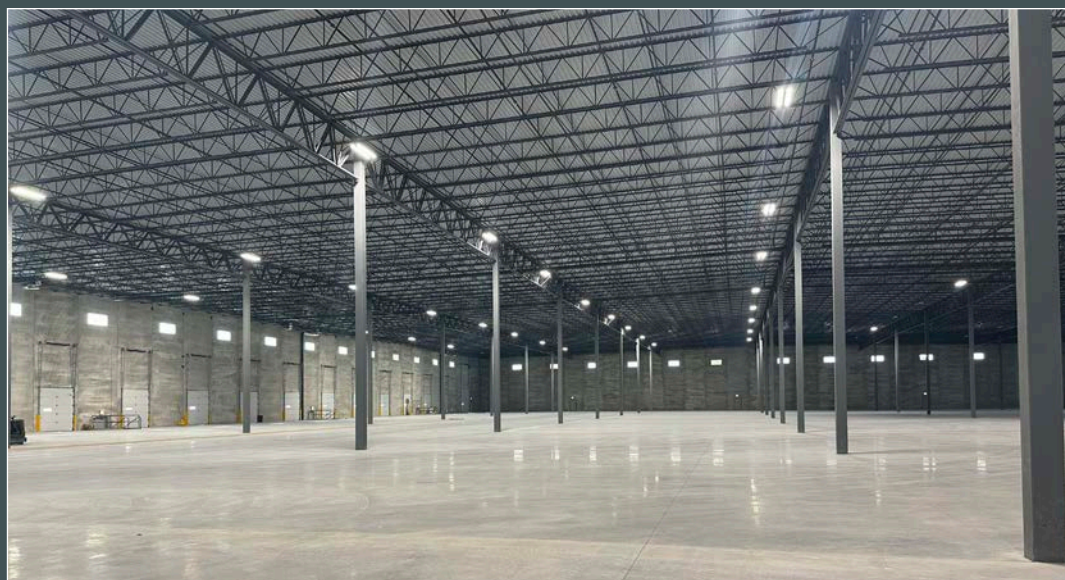
Fenced & secured site

Access to a strong labor pool

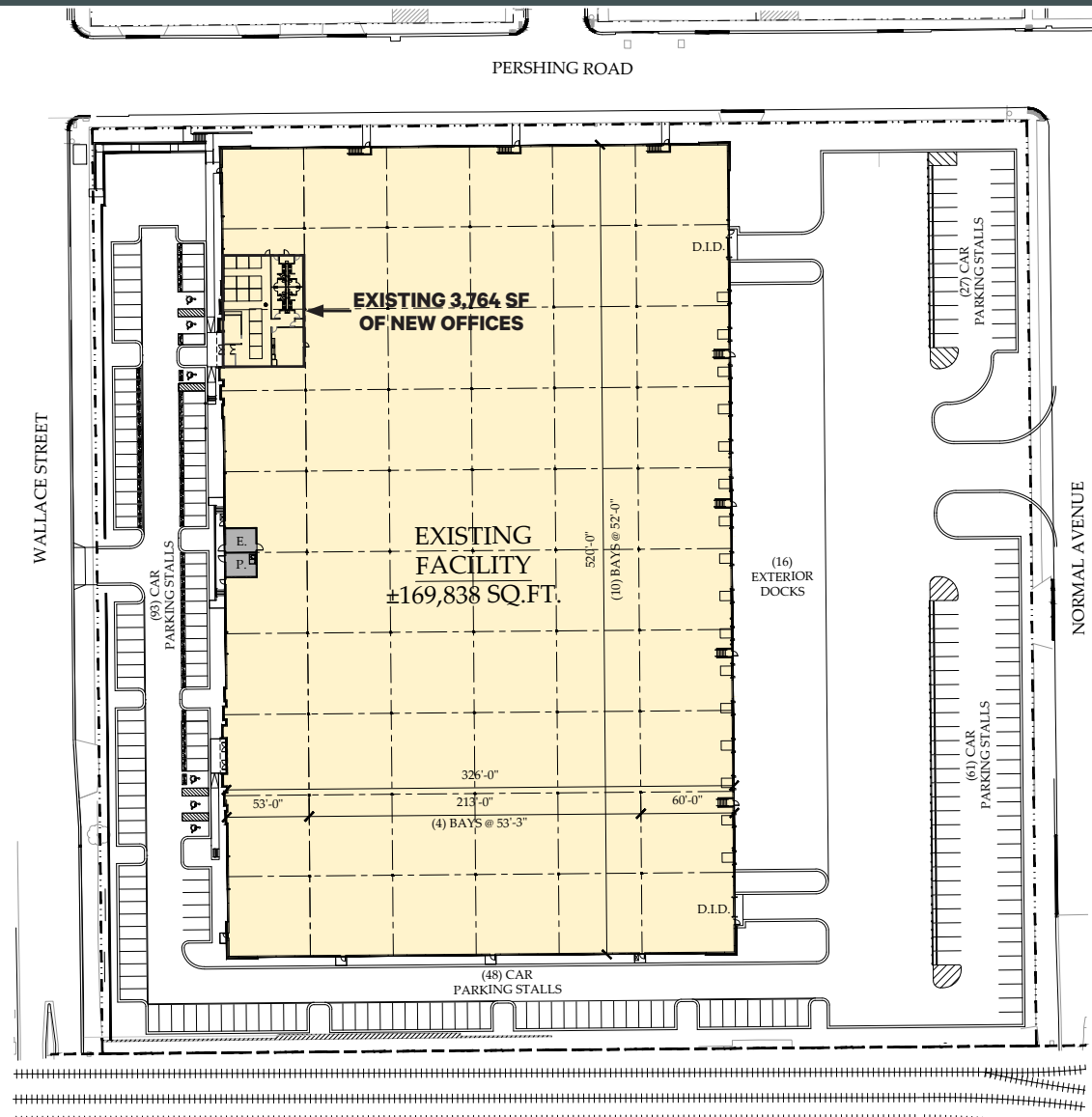
Excellent location in Chicago's Stockyards

High visibility with frontage on W Pershing Rd

LEED Gold



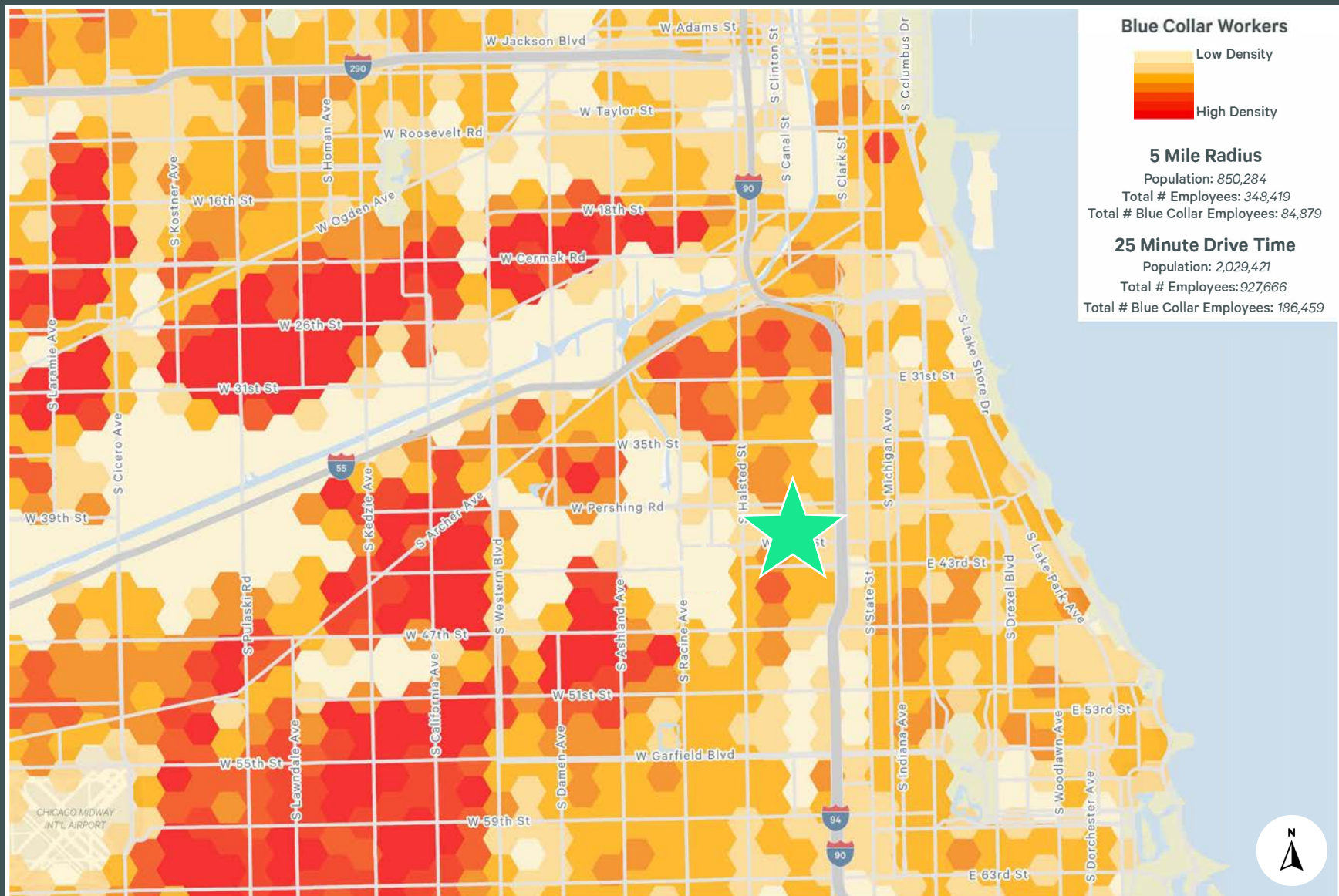
# Site Plan



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# Labor Overview

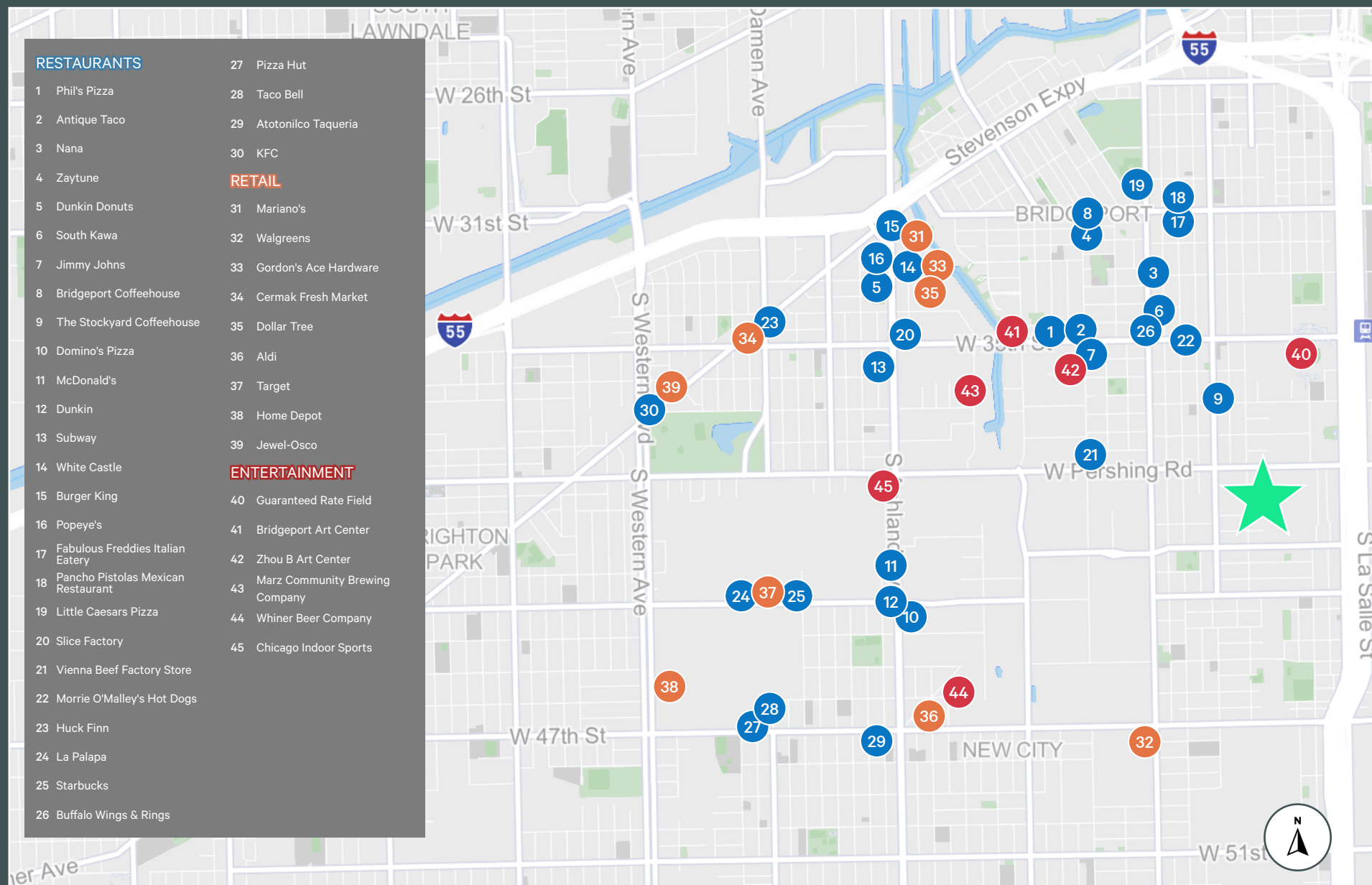




# Transportation Overview



# Amenities Overview

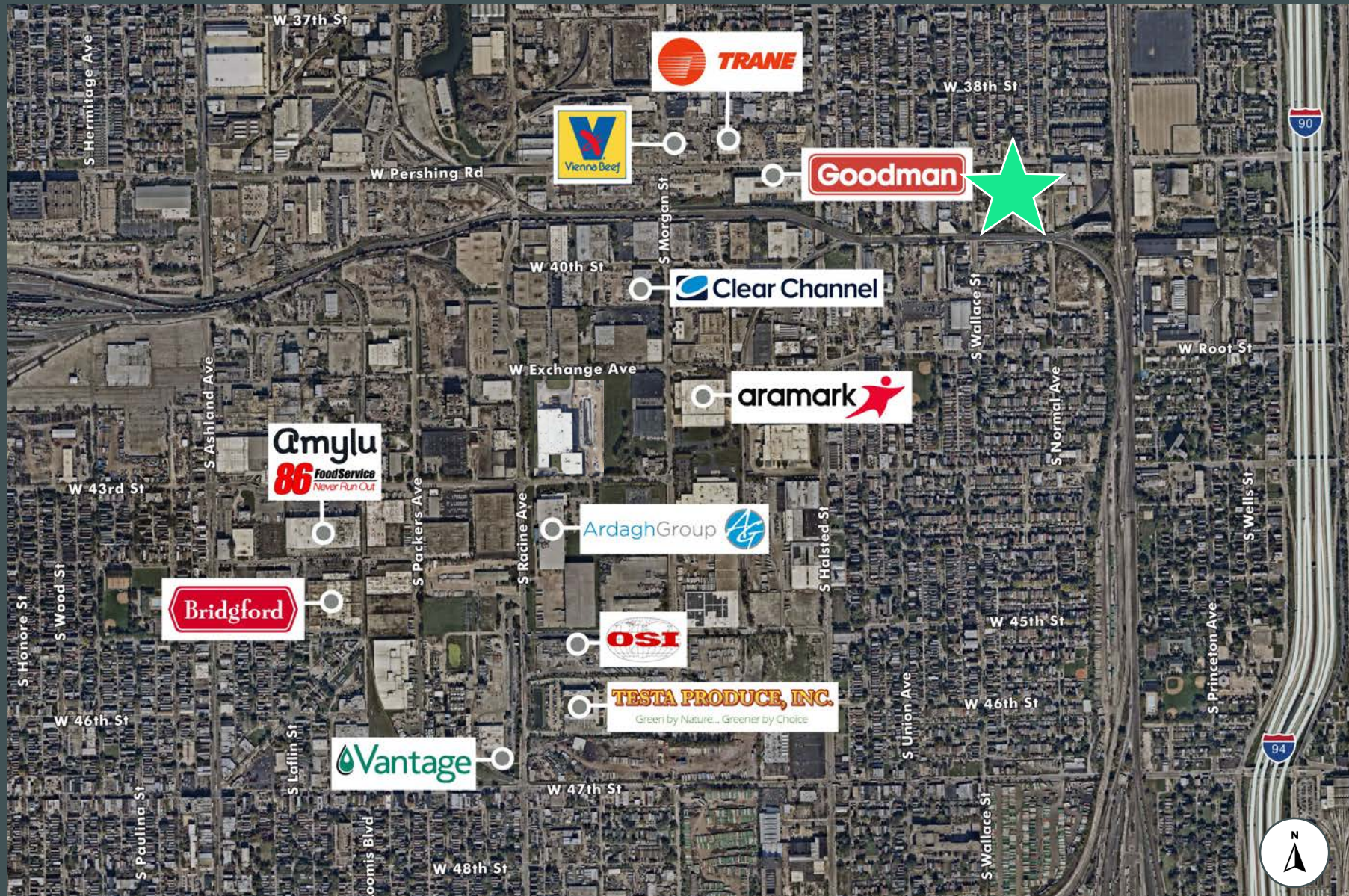




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# Corporate Neighbors

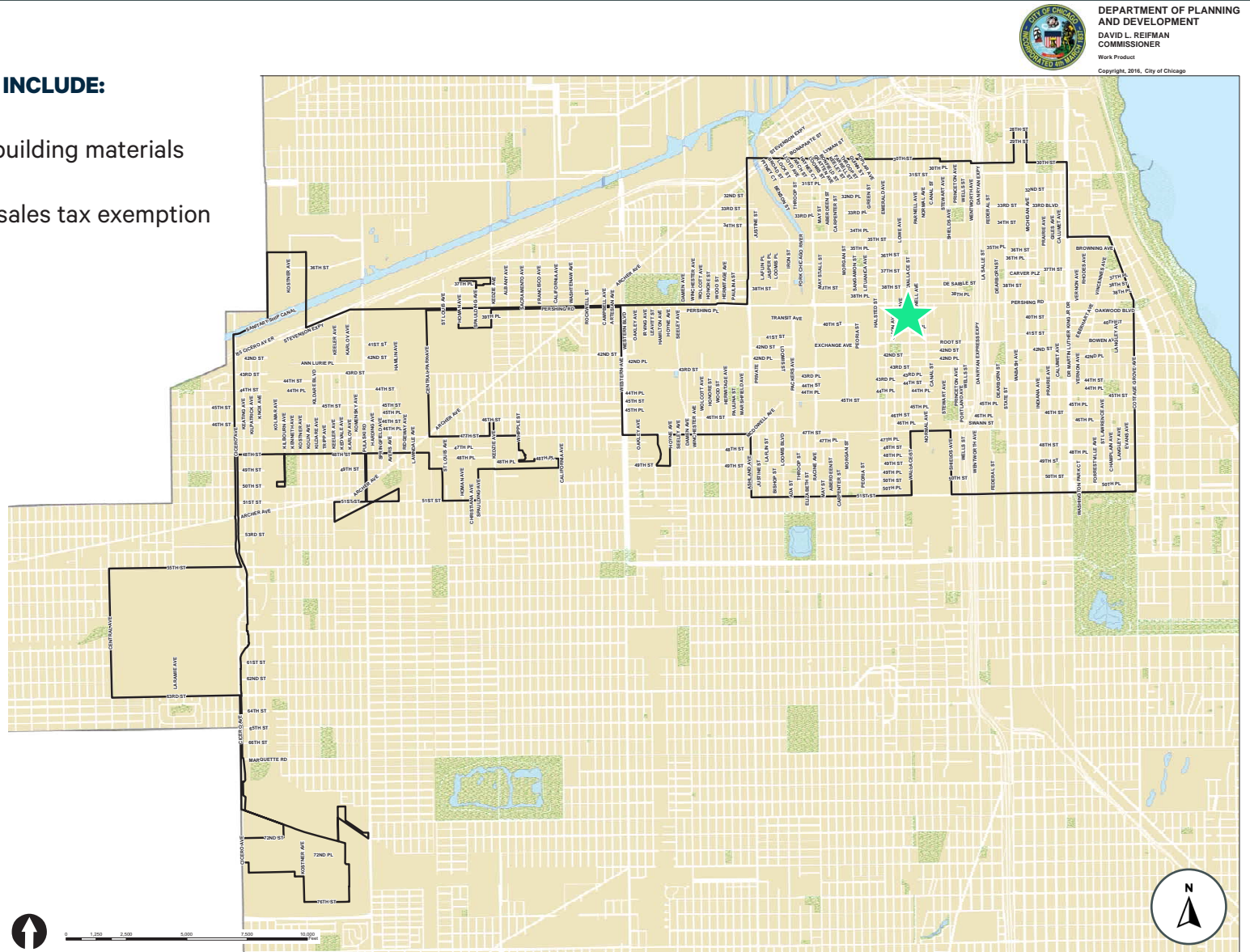




# Enterprise Zone 2

## POTENTIAL INCENTIVES INCLUDE:

- Sales tax exemption for building materials
- Machinery & equipment sales tax exemption
- Utility tax exemption







## Contact Us

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