

# 4221 N Normandy

Chicago, Illinois

**65,000 SF AVAILABLE FOR LEASE**

**WRIGHT CAMPUS BUSINESS PARK**

**\*6B TAX INCENTIVE IN PLACE**

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## 65,000 SF Available For Lease

### Building Overview

Building Size:	65,000 SF
Office Size:	5,500 SF (Additional 5,500 SF Mezzanine included in Total SF)
Site Size:	3.5 acres
Clear Height:	24'
Loading:	4 Exterior Docks (Expandable) 1 Drive-in Doors (14' x 12')
Column Spacing:	40' x 44'
Car Parking:	42 Cars (Expandable to 152 total)
Year Built:	2005
Power:	1,200 Amps @ 480 Volts
Sprinkler:	ESFR
Lighting:	T-8 Throughout

**Lease Rate:** Subject to Offer

**2022 Taxes:** \$1.08 psf

**\*6B Tax incentive through December 31st, 2027**

### Property Highlights

- High-end corporate offices
- Full dock bay @ 8" floor thickness
- 2 full bays @ 10" floor thickness
- Warehouse locker rooms for men & women
- Office & employee cafeteria
- Fork lift charging stations in place
- Compressor room along with 6 process sinks throughout warehouse
- All columns have air lines/power outlets (240 volt or 120 volt, plus clean power outlet)
- White walls and deck throughout warehouse
- Compressed air throughout (compressor included)



# Chicago, Illinois

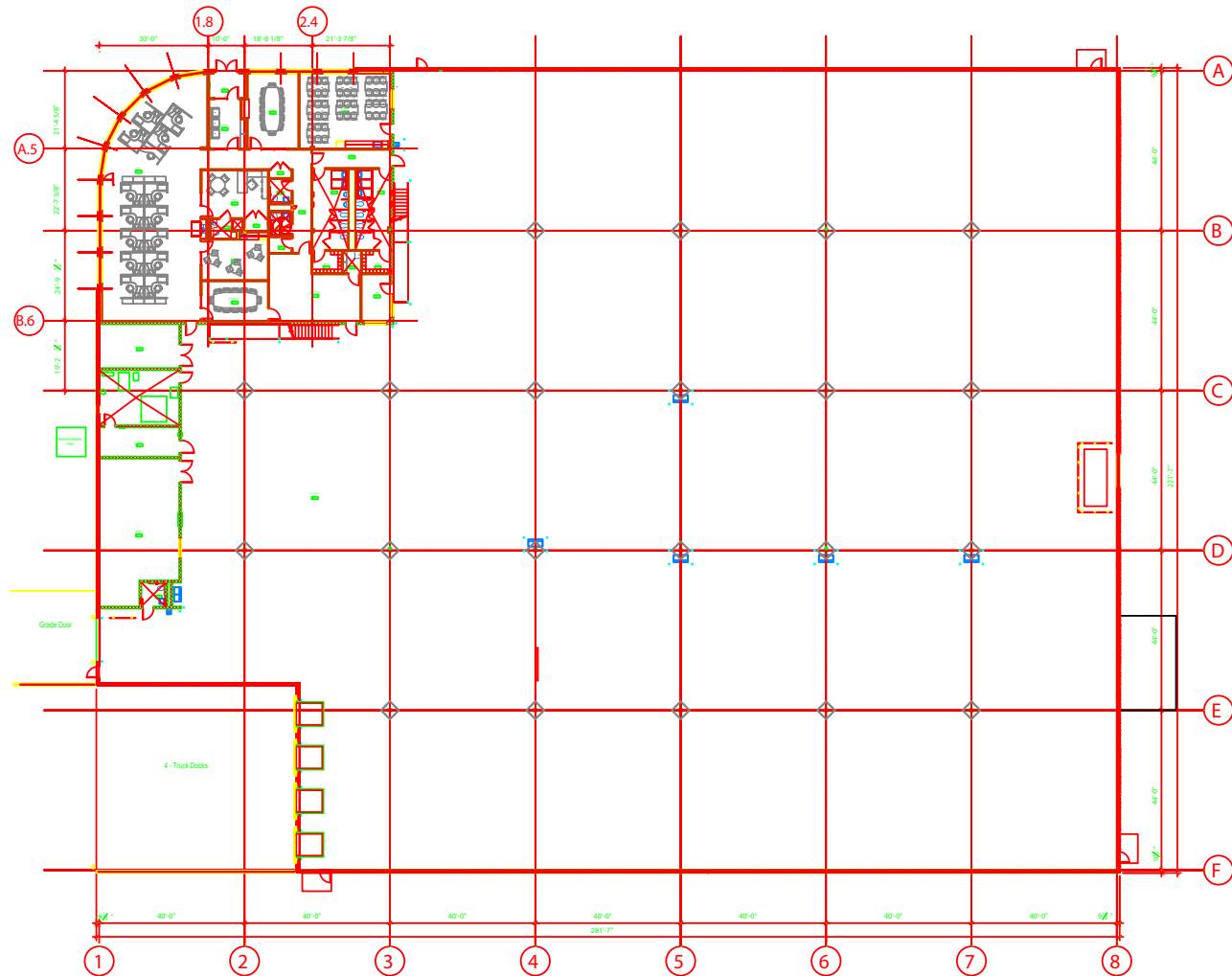


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# Chicago, Illinois

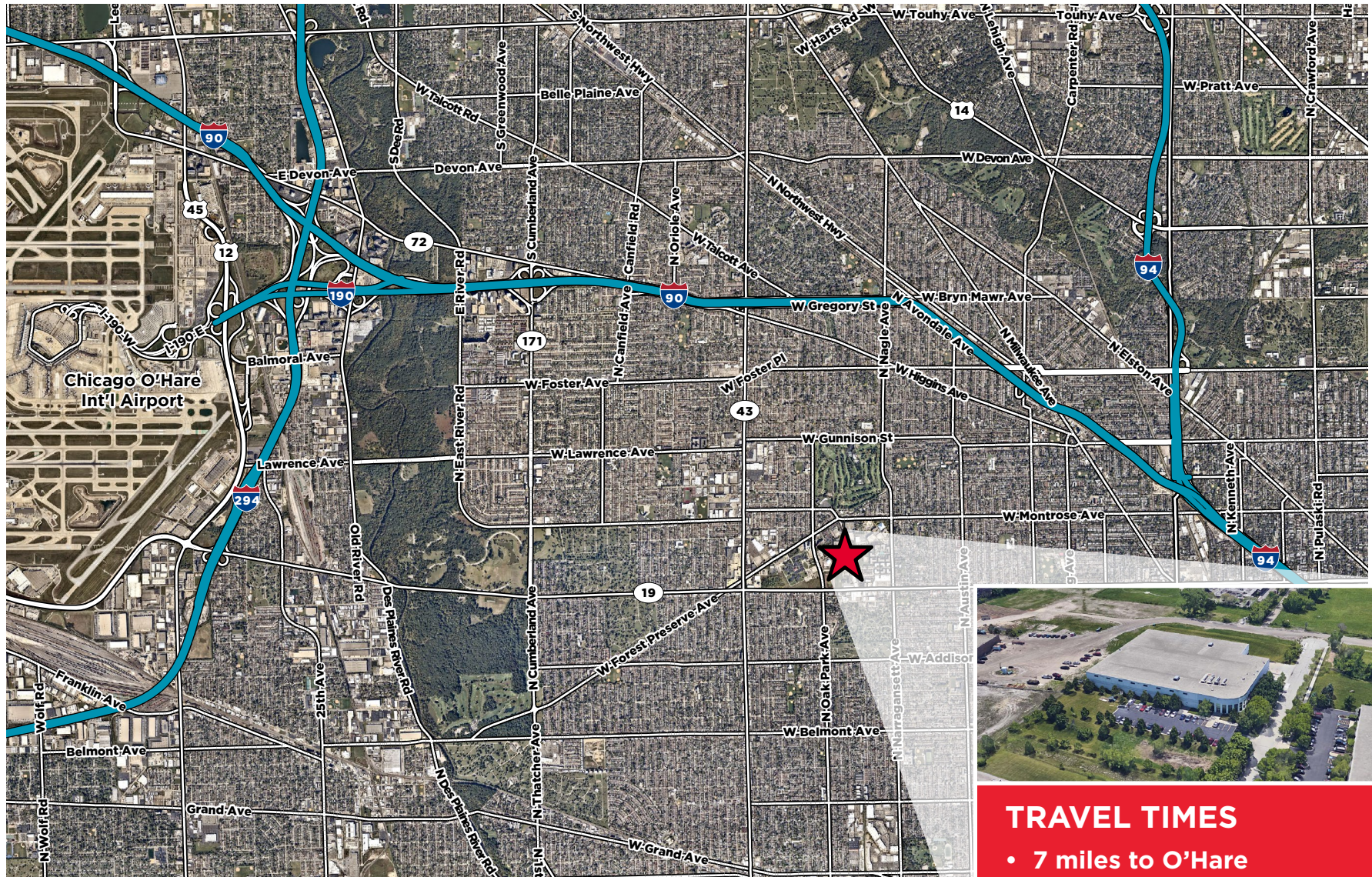


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## TRAVEL TIMES

- 7 miles to O'Hare
- 12 miles to Downtown Chicago
- 3 miles to I-90/I-94



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