

FOR SALE OR LEASE
11,880 - 25,216 SF

1540 SOUTH ASHLAND AVENUE

CHICAGO, IL



OPPORTUNITY ZONE
For Lease: \$8/SF NET *YEAR 1
For Sale: Subject to Offer

COMMENTS

- Variety of Different Sized Suites and Layouts for Lease
- 1.0 miles from I-290 (Ashland Exit)
- 1.5 miles from I-55 (Damen Exit)
- 3 Blocks from Pink Line (18th Street Stop)
- Professionally Owned and Managed
- Excellent Loading
- Purchase can occupy up to 37,096 SF
- Taxes: \$268,183.17 | \$3.67 SF

BUILDING DETAILS

Building Size	73,169
Clear Height	16'
Parking Ratio	1 Stall per 1,000 SF

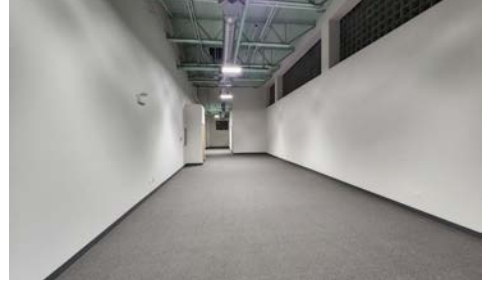
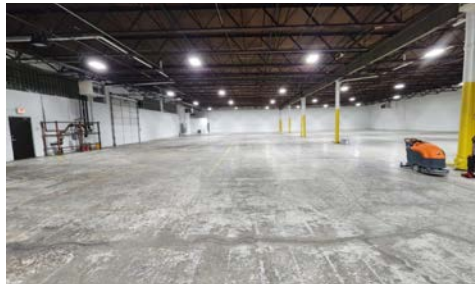
SUITE 101

• Total SF	25,216 SF
• Office SF	4,157 SF
• Loading	2 Docks, 2 Drive-in Doors

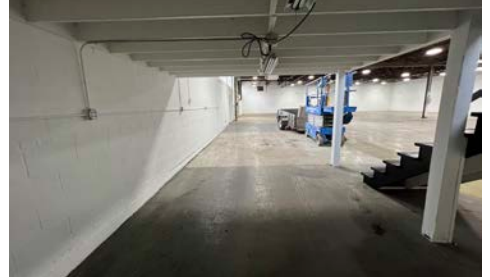
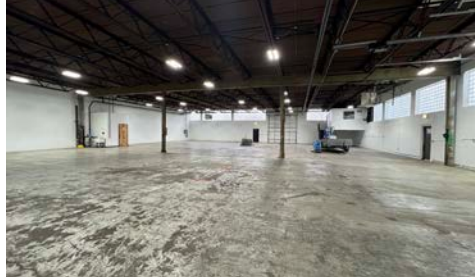
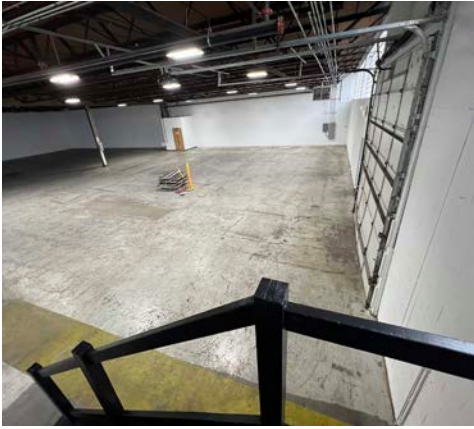
SUITE 103

• Total SF	11,880 SF
• Office SF	1,399 SF
• Loading	2 Drive-in Doors

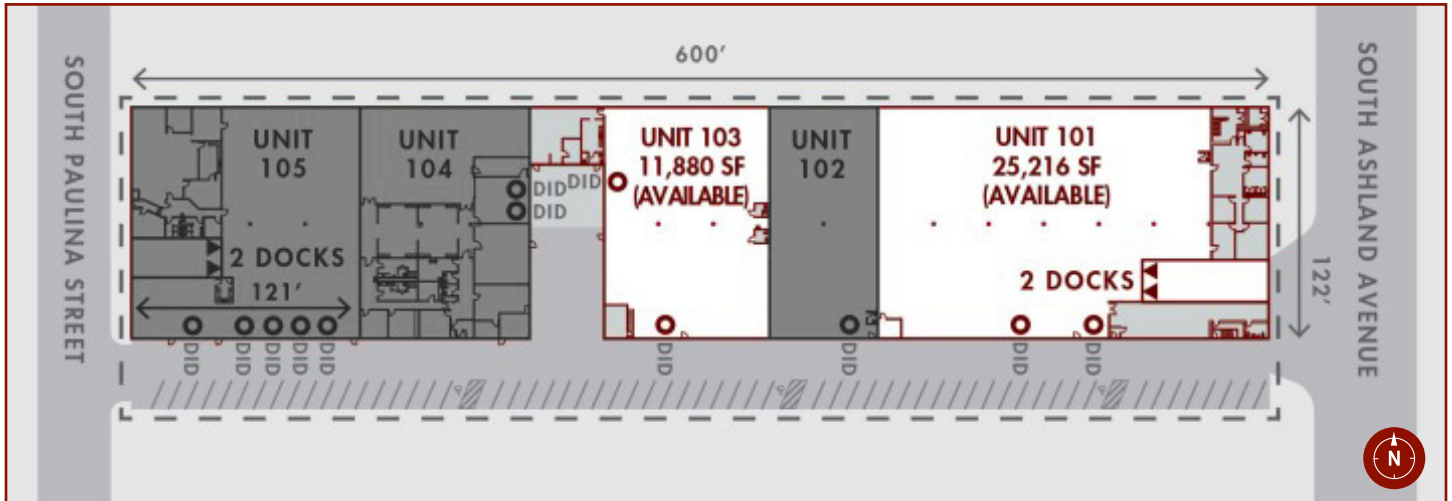
UNIT 101 PHOTOS



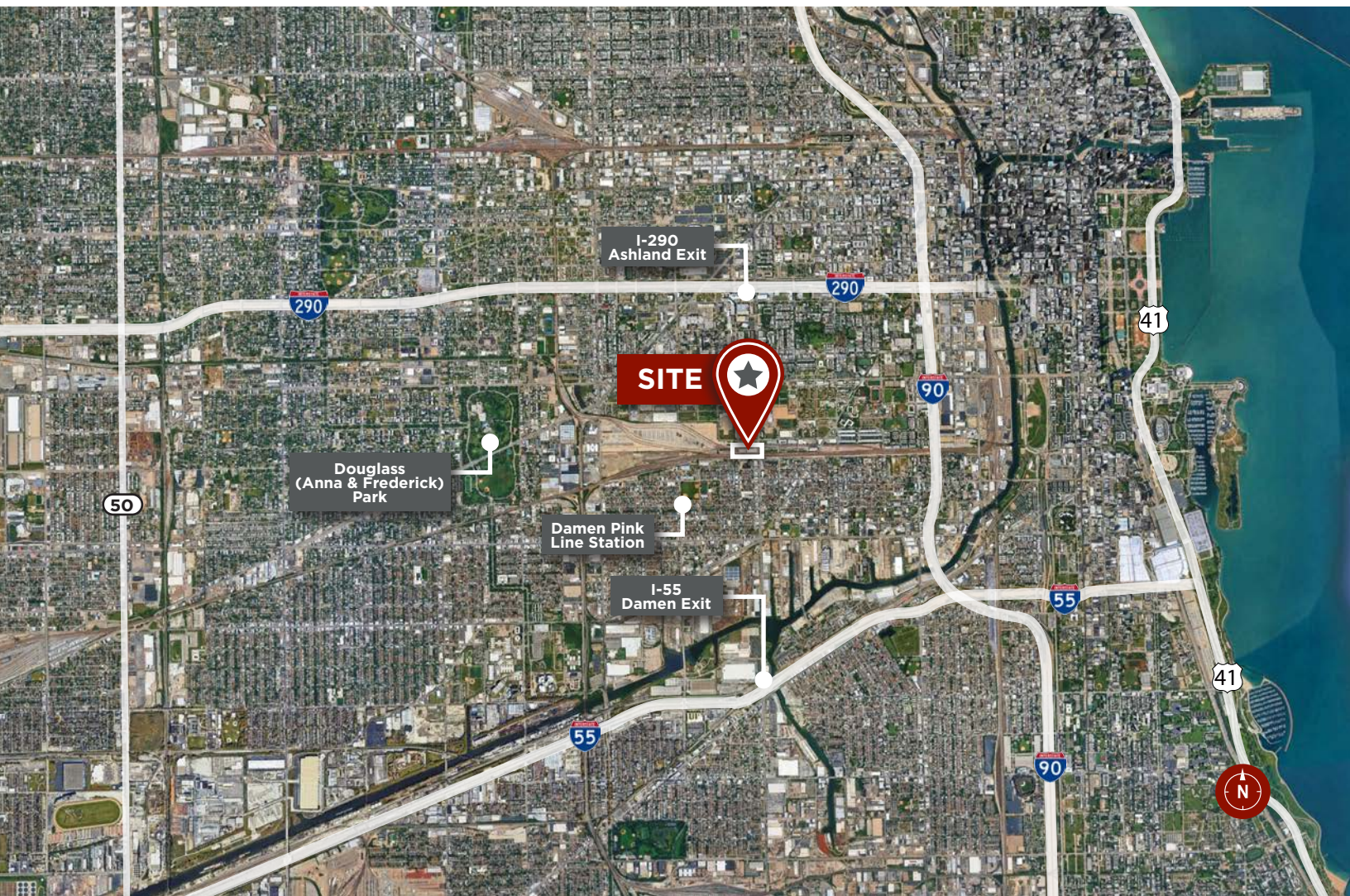
UNIT 103 PHOTOS



FOR SALE OR LEASE 11,880 - 25,216 SF



SUITE	TOTAL SF	OFFICE SF	LOADING	ASKING RATE
101	25,216	4,157	2 Docks, 2 Drive-in Doors	Subject to Offer
102	10,714	1,197	1 Drive-in Door	Leased
103	11,880	1,399	2 Drive-in Doors	Subject to Offer
104	10,682	3,196	2 Docks, 5 Drive-in Doors	Leased
105	14,677	3,304	2 Docks, 5 Drive-in Doors	Leased





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