



For sublease

1333 N Hickory Avenue, Chicago, IL 60642

+/-173,093 SF (Divisible to 81,600 SF)

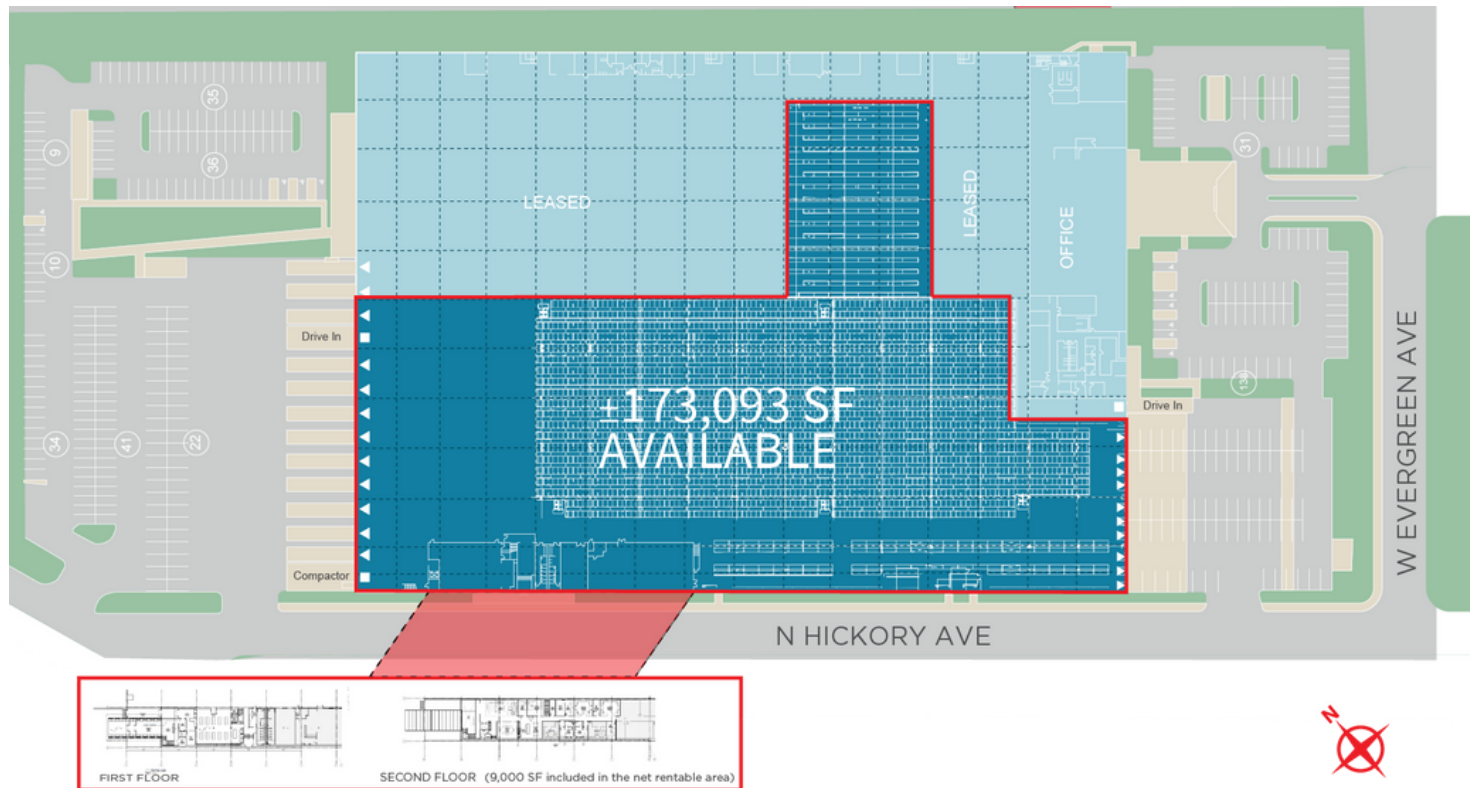
Property Overview

Specifications

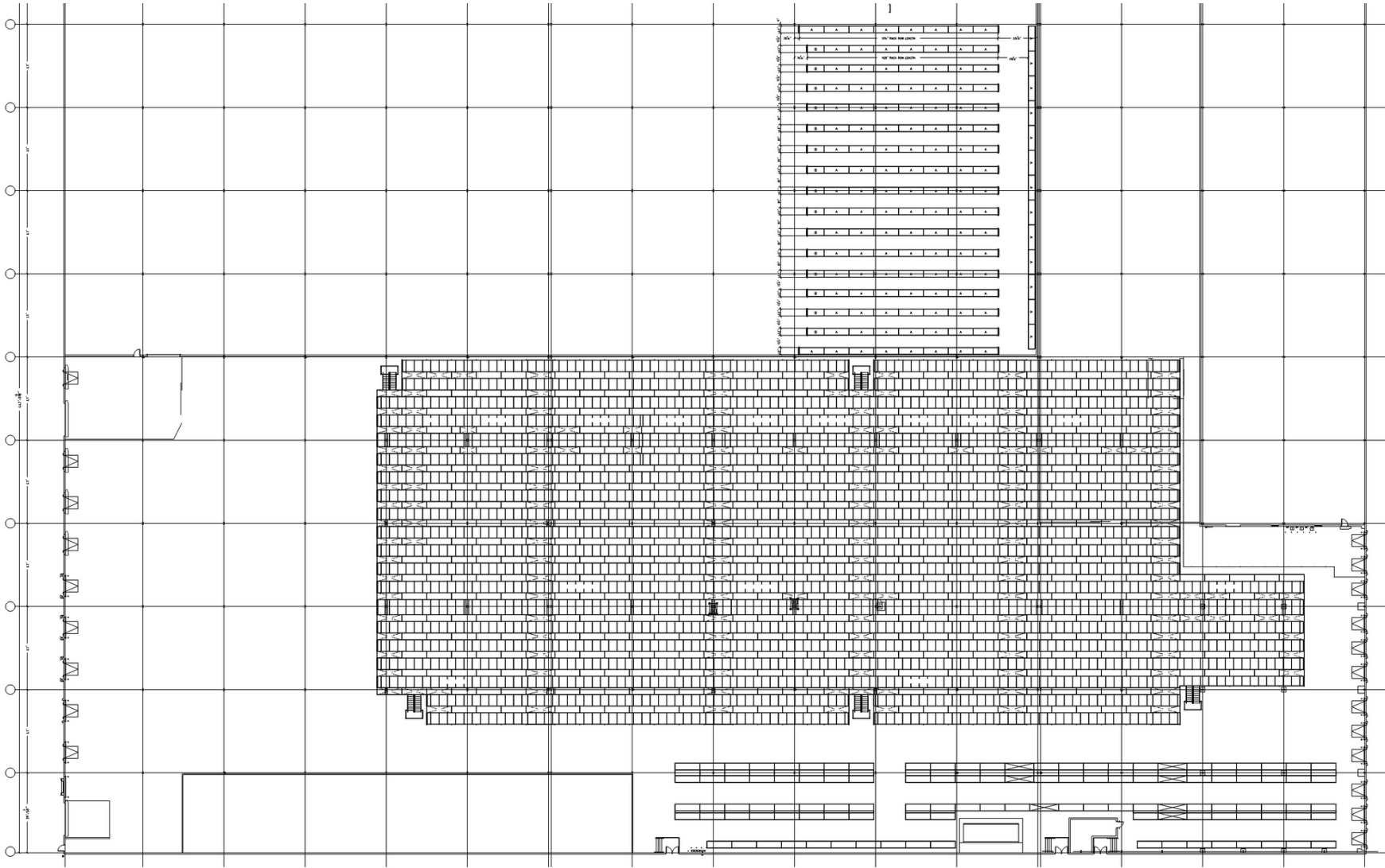
- +/-173,093 s.f. available (divisible)
- 9,000 s.f. office
- Column spacing 40'w x 40'd
- 24' - 32' ceiling height
- 10 exterior loading docks
- 1 drive-in door
- Asking rate: \$11.25/SF + NNNS (~\$4.98/SF RET + \$2.28/SF MGMT/CAM/INS)
- **Sublease through 12/31/2029**

Potential to purchase

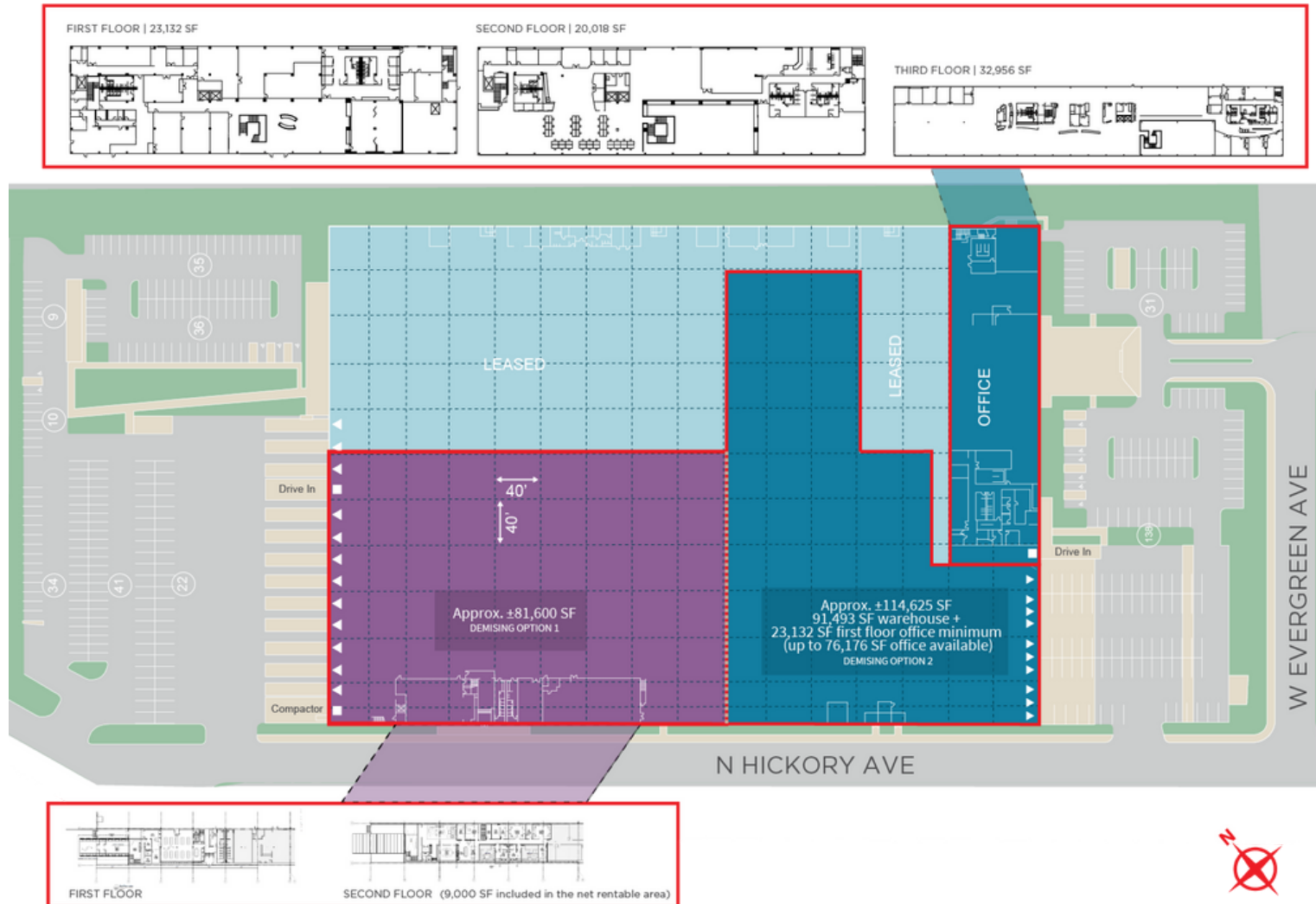
- Rack supported platform
- Pallet racking
- Tier racking
- Conveyance
- Compressed air infrastructure
- CCTV infrastructure
- Access control
- Office furniture
- Electrical infrastructure improvements
- Low voltage infrastructure
- Compactor/baler



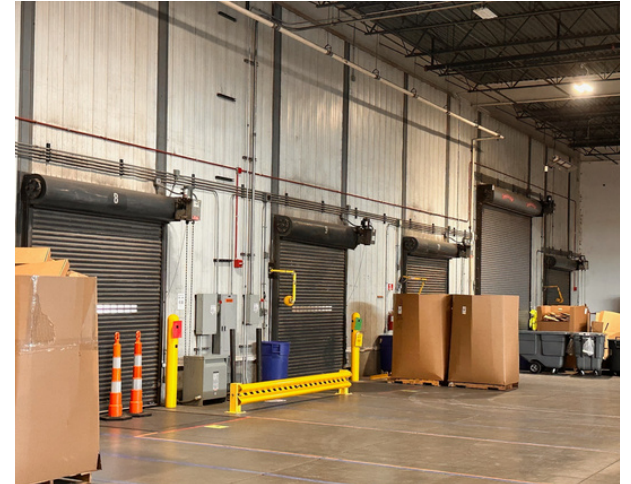
Racking Plan



Demising Option



Building Photos





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