

# FOR LEASE

**LM**  
**Lagestee-Mulder**  
*Commercial Real Estate*

**Remodeled Office/Industrial Space**  
**1415 W. 37th Street**  
**Chicago, IL 60609**



## Property Description:

- Ample parking
- 3 Docks
- Ceiling height from 12' to 18'
- Freight elevator
- Secure, camera monitored
- Located in Bridgeport
- Security intercom for entrance
- Outside storage available

Floor	Available Space	Rent
1st	6,600 SF main warehouse space with dock access	\$10/SF Modified Gross
2nd	3,694 SF high end office build out	Negotiable
3rd	3,800 SF of warehouse vanilla box	\$8/SF Modified Gross
3rd	1,000 SF office space	Negotiable
4th	3,500 SF Penthouse	\$4,500/month

## For Information Contact:

**Martha Winter**

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**Aaron Joseph**

Commercial Broker  
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**Richard Schneider**

Commercial Broker  
(630) 560-2803

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*Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Martha Winter, Aaron Joseph, and Richard Schneider represent the Landlord only, and not the Tenant.*

**Office Address: 115 W. 55th Street, Clarendon Hills, Illinois 60514 Phone: (630) 325-8338**

**WWW.LMTEAM.COM**

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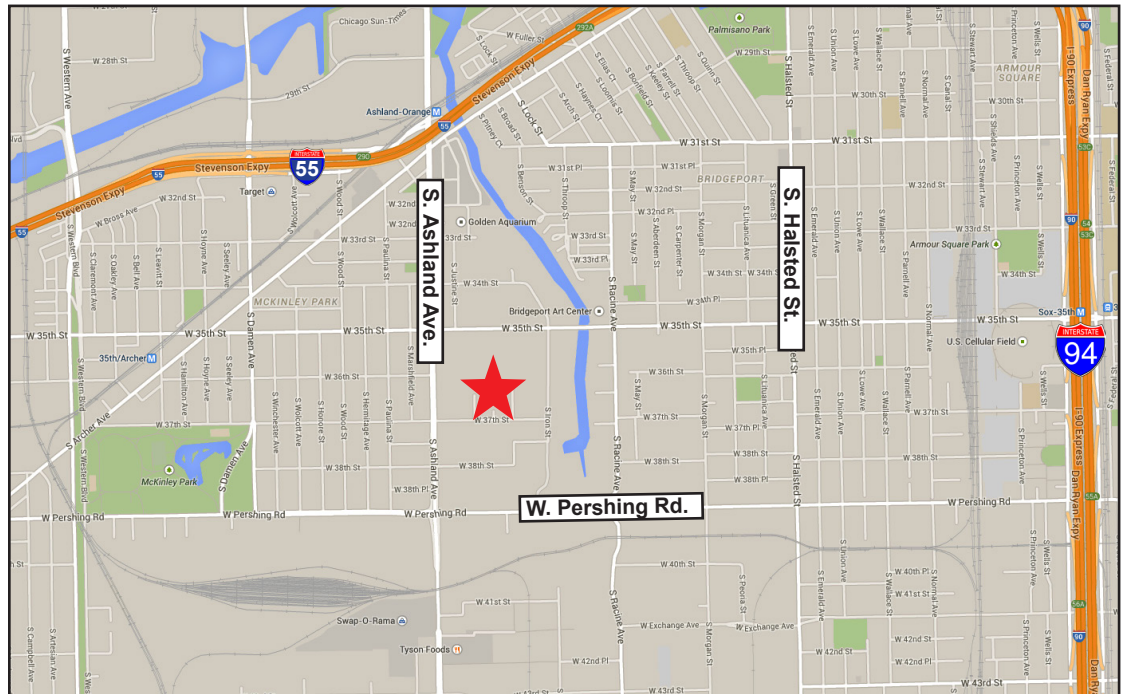


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**PROPERTY SPECIFICATIONS**

**LOCATION:** 1415 W. 37th St. Chicago, IL 60609

**TOTAL BUILDING SIZE:** 55,000 SF

**SITE SIZE:** 15,000 SF

**DESCRIPTION:** Newly remodeled

**OFFICE:** 12,000 SF

**CEILING HEIGHT:** 12'-18'

**PARKING:** Ample parking in front of the building

**LOADING:** 3 dock doors

**YEAR BUILT:** 1933

**SPRINKLERS:** Yes

**HEAT:** Forced air

**ZONING:** Industrial

**FEATURES:** Freight elevator, secured, camera monitored, industrial kitchen available

***For Information Contact:***

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