

61,080 SF INDUSTRIAL PROPERTY FOR LEASE



Stockyards Industrial Park

4200 South Morgan Street

Chicago, Illinois

Colliers

The Property

Specifications

Available SF	61,080 SF
Office SF	6,571 SF
Site Size	2.67 Acres
Year Built	1975
Clear Height	18'
Docks	4 Interior Docks 1 DID

Power	1200 amps / 240 volts
Parking	42 spaces (expandable)

Taxes (2023 actual)	\$1.39 / SF
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Sprinkler	Wet
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Lease Rate	STO
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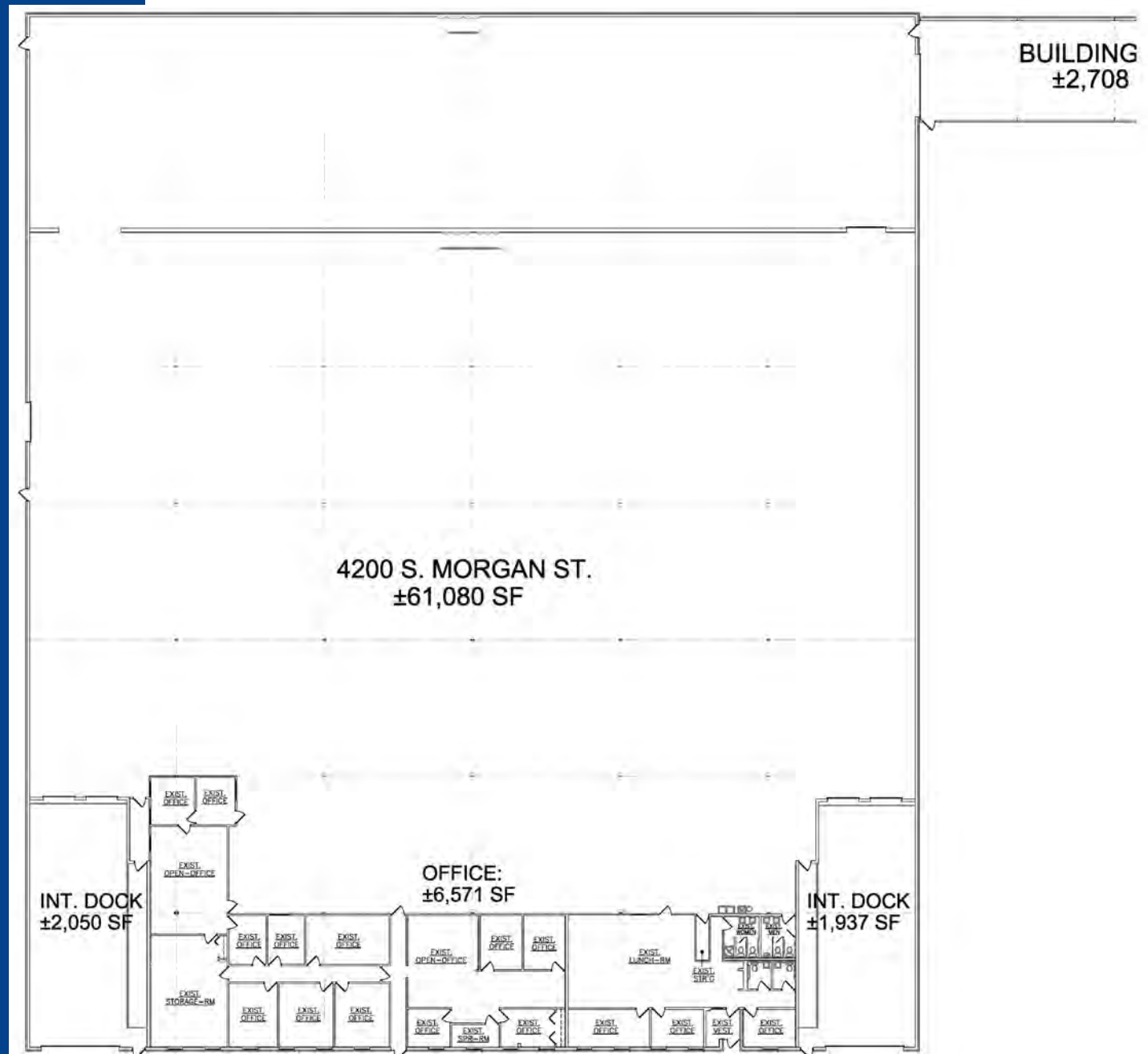
Highlights

- Parking: Fenced, gated and secured
- Utilities: Direct Energy electric, Peoples Gas, City of Chicago water
- Location: Located within the most highly coveted industrial park in the City of Chicago
- Just 1.5 miles to I-55 (Stevenson Expressway) and 2.4 miles to I-90 (Dan Ryan Expressway)



Secured Parking Lot Attached

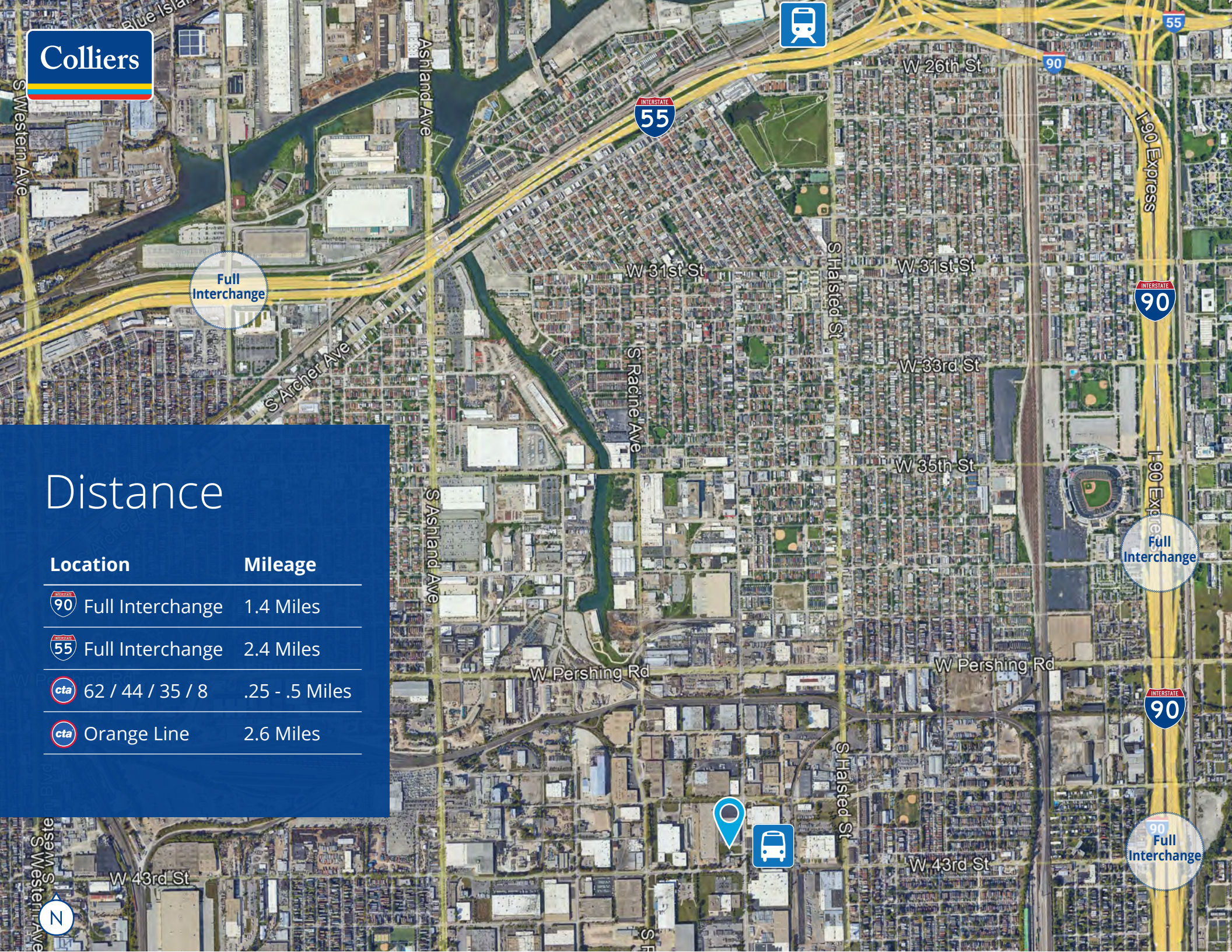
Site Plan



Colliers

Distance

Location	Mileage
 Full Interchange	1.4 Miles
 Full Interchange	2.4 Miles
 62 / 44 / 35 / 8	.25 - .5 Miles
 Orange Line	2.6 Miles

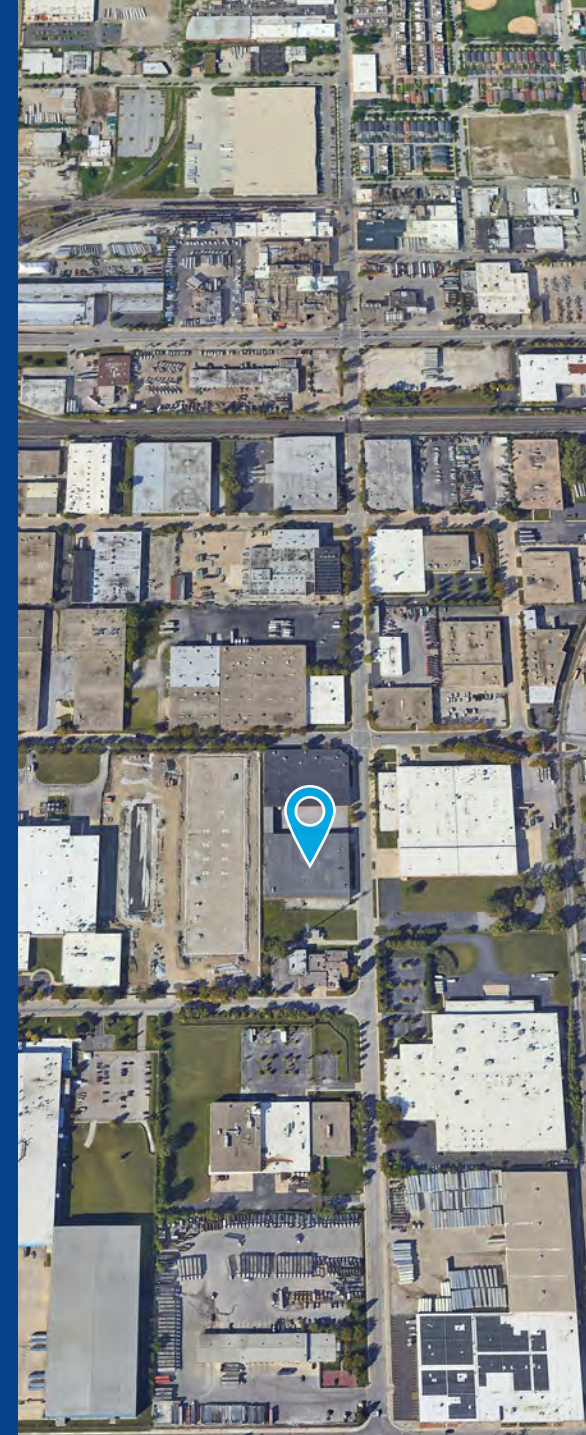


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