

# FOR LEASE Industrial/Warehouse & Office Space

5301-5323 S Western Avenue,  
Chicago, IL 60609

## Property Overview – 5301-5323 S Western Ave



## Property Overview

5301-5323 Western Ave is two adjacent industrial & flex properties comprised of +/- 234,000 SF of first floor space, and 74,000 SF of Mezzanine level for a total of 308,000 SF on approximately 8.50 acres of land . 5301 S Western Ave is a 123,820 SF industrial & warehouse building consisting of 107,775 SF of first floor industrial and warehouse space, and 15,865 SF of mezzanine level space. 5323 S Western Ave. is a 184,514 SF Flex building with 122,280 SF of first floor space of which roughly 49,000 is office and 73,000 is warehouse; the remaining 62,234 SF is made up of mezzanine level space.



4747 W. Peterson Ave., #200  
Chicago, IL 60646  
[www.imperialrealtyco.com](http://www.imperialrealtyco.com)

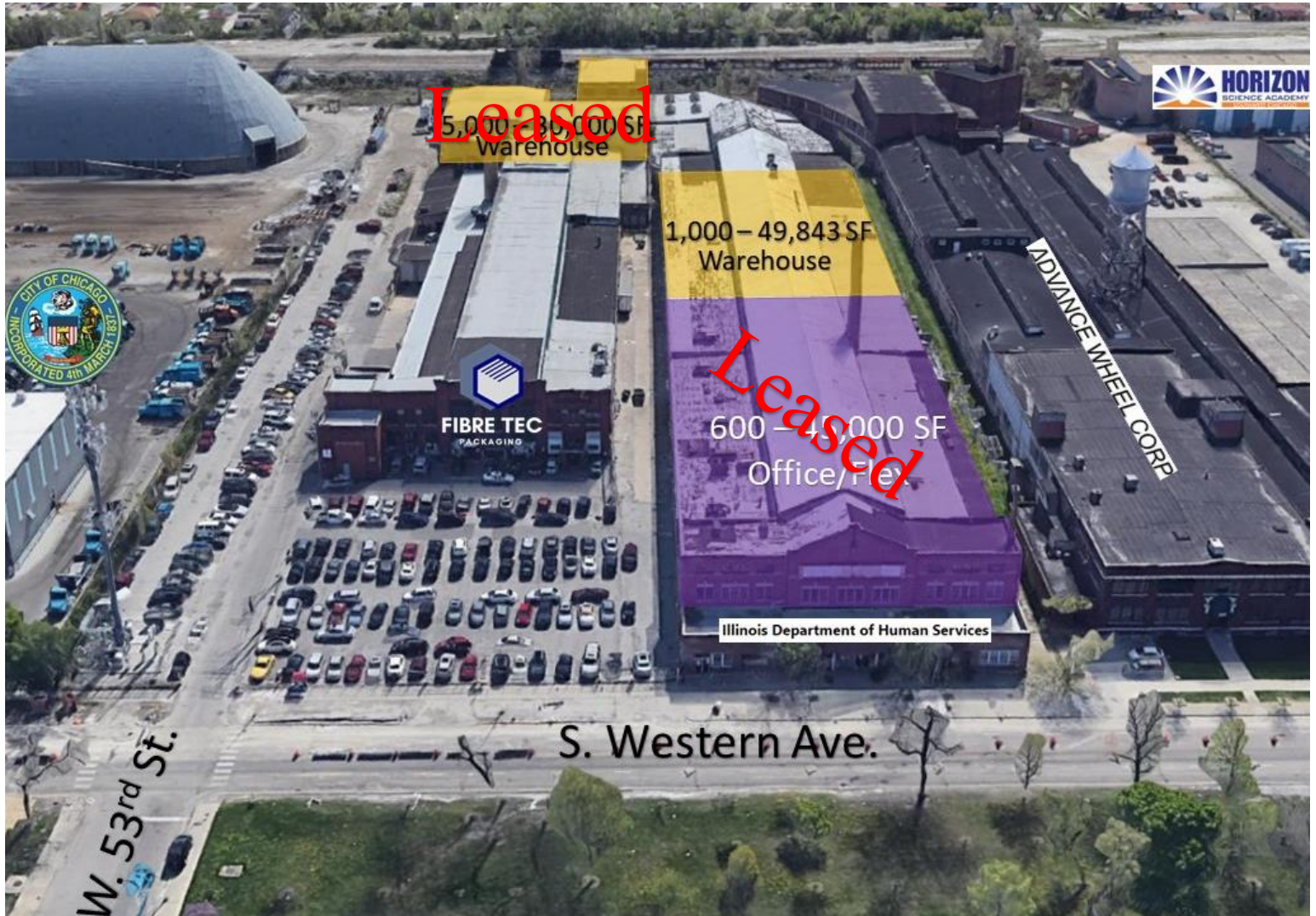
Theron May 773-736-6461  
[tmay@imperialrealtyco.com](mailto:tmay@imperialrealtyco.com)

Bob Huber 773-895-9750  
[bhuber@imperialrealtyco.com](mailto:bhuber@imperialrealtyco.com)

Western Industrial Center is a two-building nine-acre industrial and office complex offering space for lease to local businesses from automotive and packaging companies to carpenters/artists and freight brokers. The complex has ample parking for office users and multiple loading docks for the industrial users. The buildings provide clear heights of 14' - 43'. The buildings have new roofs, new sewer and water lines and are now fully sprinklered. The property has a gated parking lot, onsite maintenance, and security at the State of IL Dept of Human Services office in the 5323 Western building.

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The property is bordered to the east by CSX Train Line running from their intermodal freight terminal at 2101 W 59th Street (1 mile to the south). The neighbor to the north is the City of Chicago operating a large warehouse. The neighbor to the south is Advanced Wheel Corporation.

The property is easily accessible at the corner of 53rd Street and Western Avenue with over 20,000 vehicles per day passing the property. CTA Bus Route #49 serves the property. CTA Orange Line Station is 0.5 miles north providing service from downtown Chicago (The Loop) to Midway International Airport. Population of 161,559 in a 2-mile radius and 813,313 in a 5-mile radius.