



FOR LEASE OR SALE

# INDUSTRIAL SERVICE FACILITY

WITH OUTDOOR STORAGE

9211 GAGE AVE • FRANKLIN PARK, IL 60131

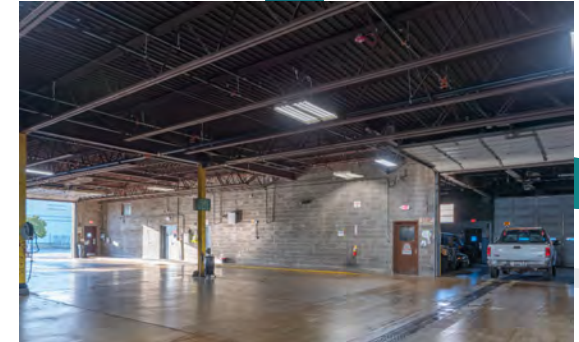
**CBRE**

Professionally Owned  
& Managed By

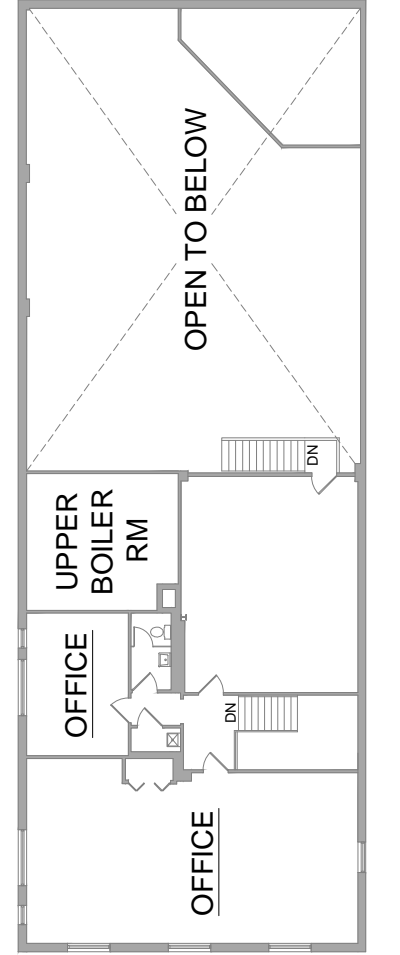


# PROPERTY FEATURES

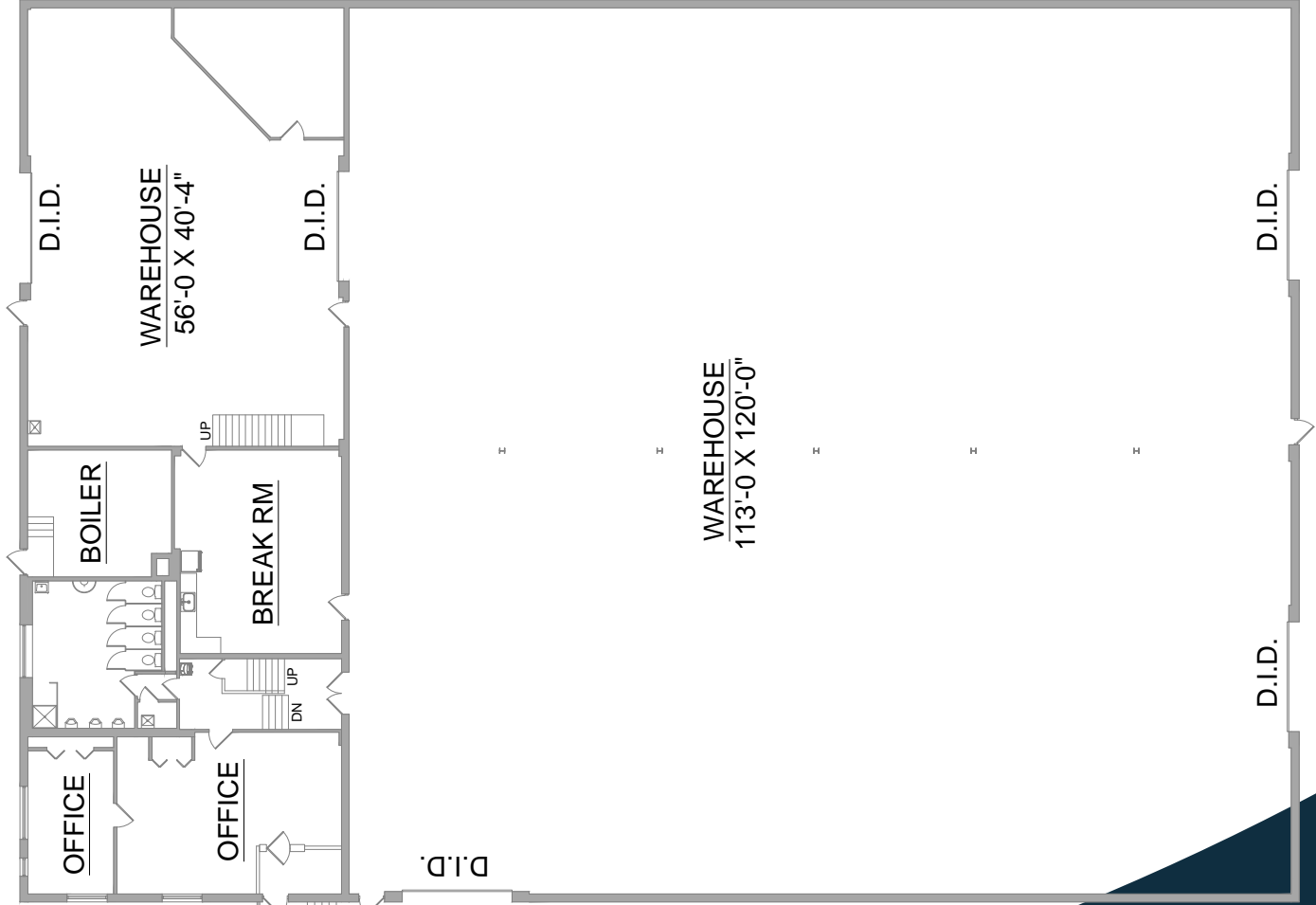
- Building Size: 18,800 SF
- Site Size: 1.35 Acres
- Additional outside storage
- Loading Door: 4 Drive-in Doors
- Clear Height: 15'
- Proximity to I-294, O'Hare Airport, and CP Intermodal
- Strong surrounding labor market
- Newly updated offices
- Triple catch basins in warehouse
- Professionally Owned & Managed



# FLOOR PLANS



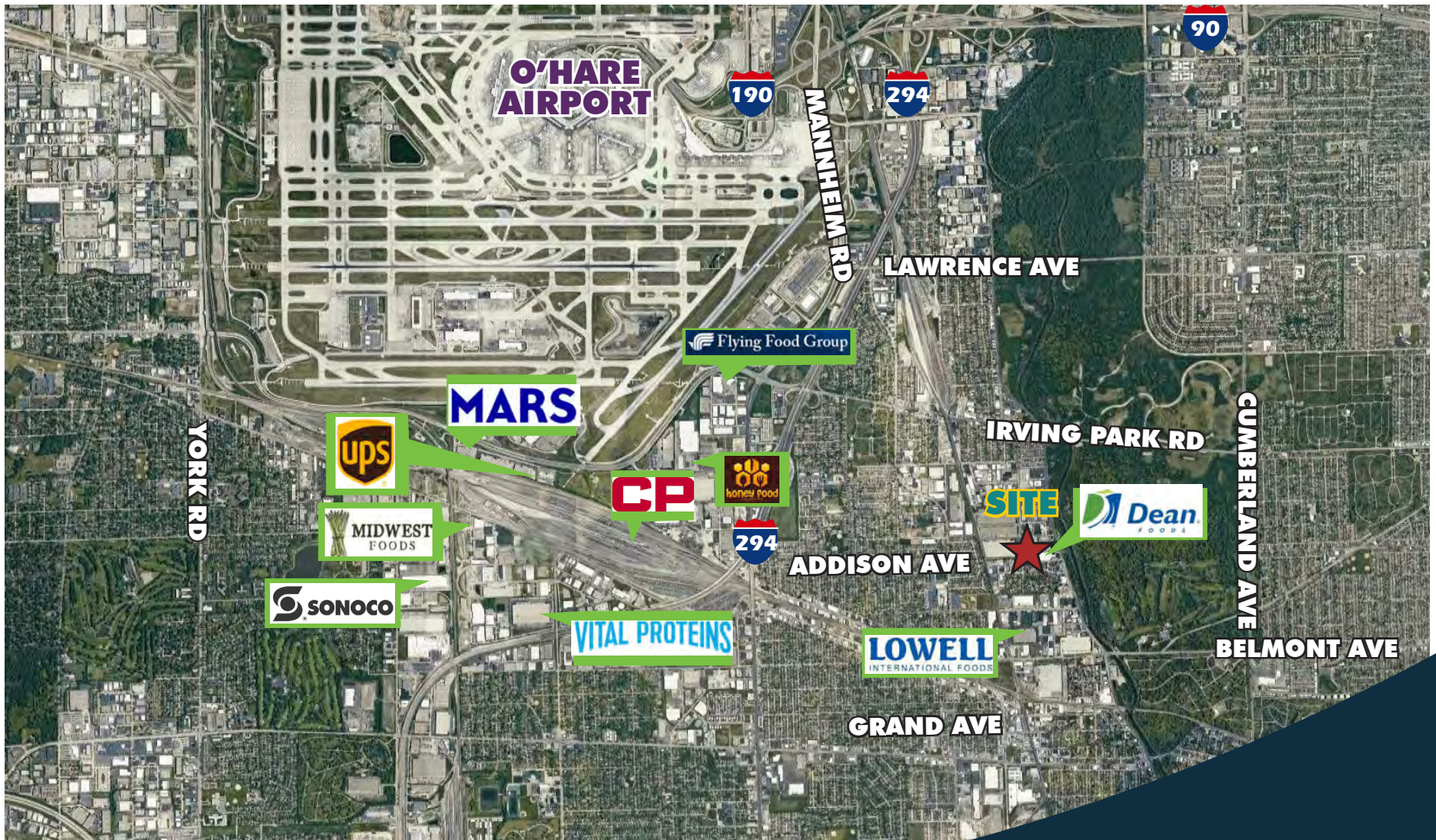
2ND FLOOR



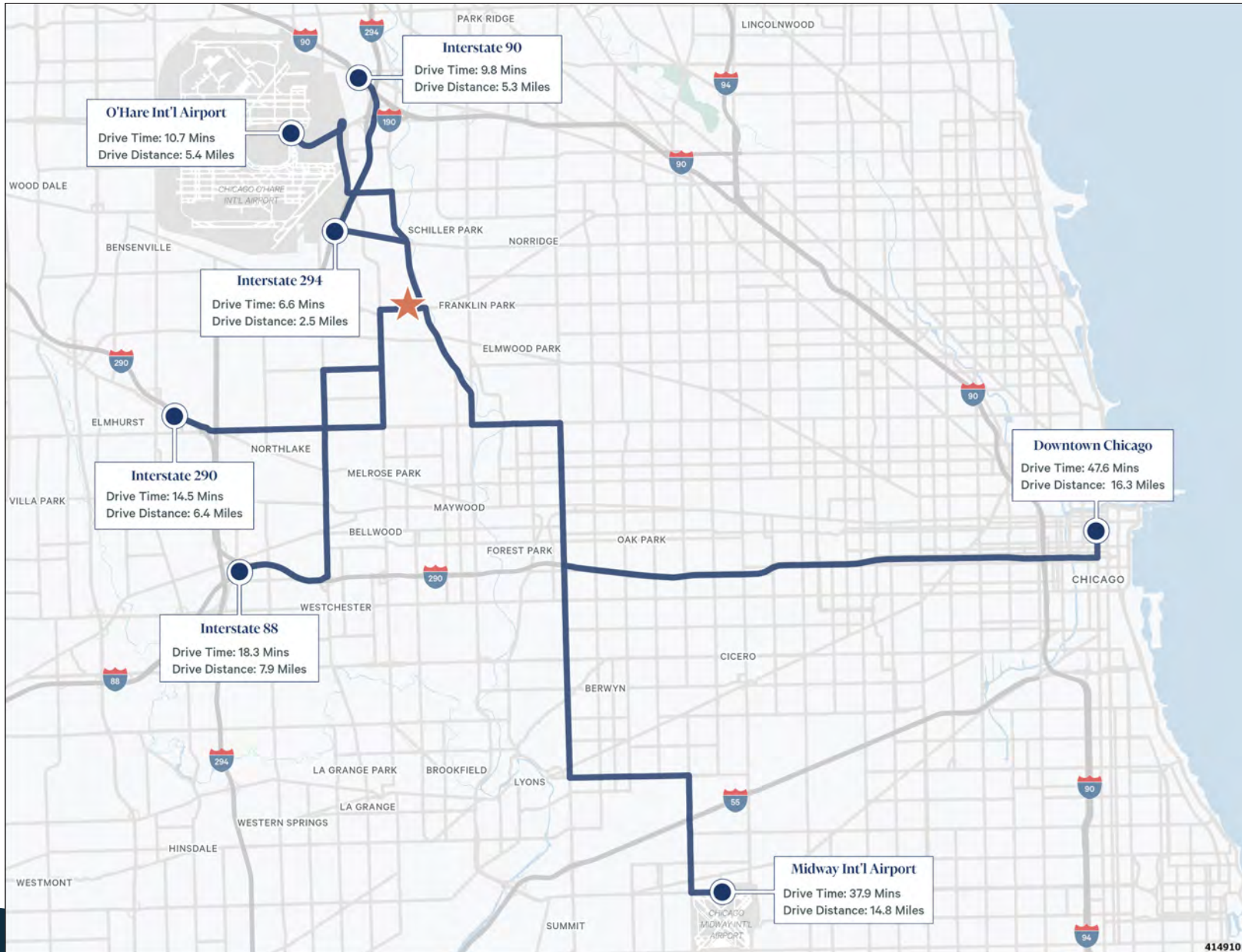
1ST FLOOR



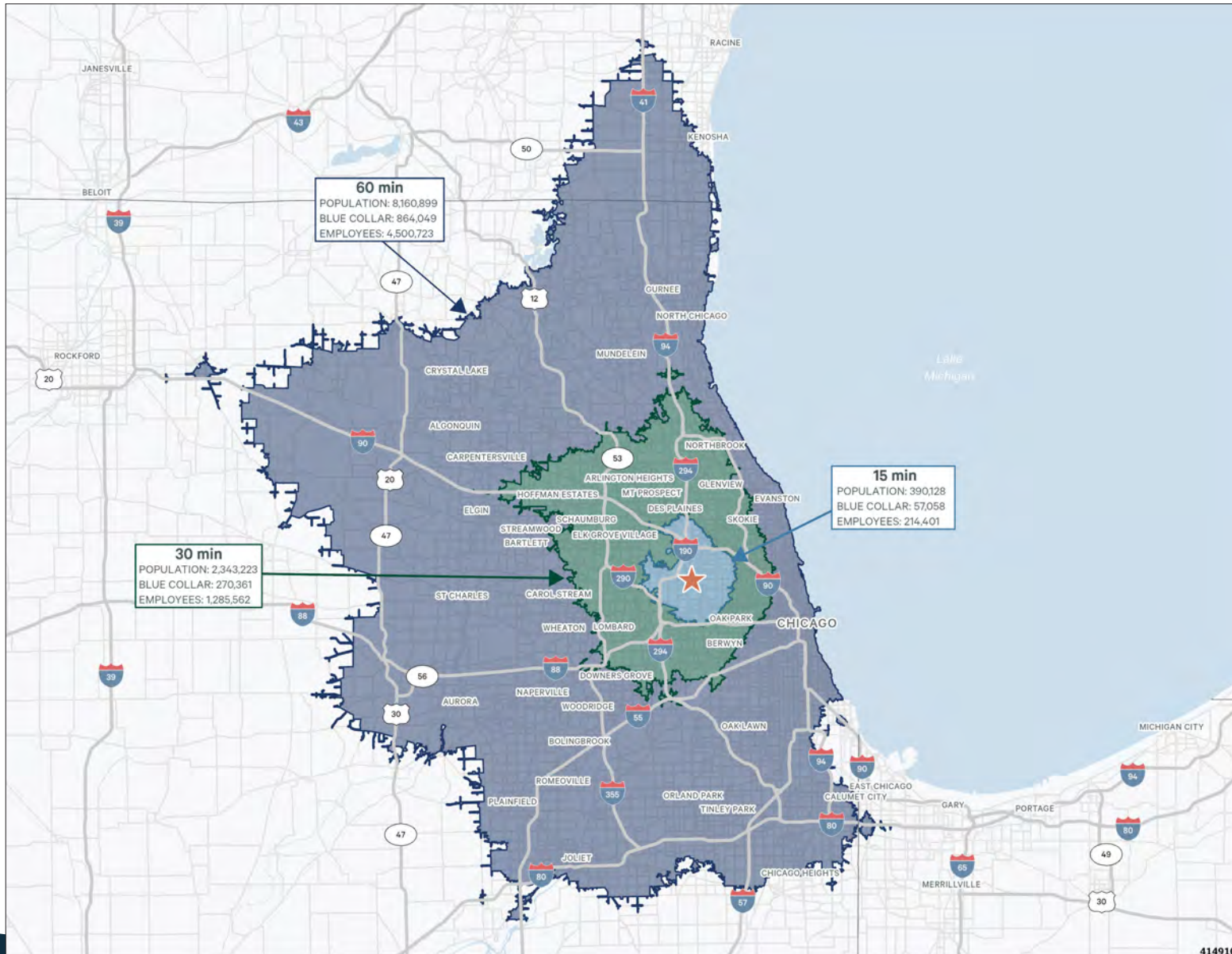
# AERIAL



# HIGHWAY ACCESS



# DRIVE TIMES



## CONTACT US

### JASON LEV

Executive Vice President  
+1 847 706 4044  
jason.lev@cbre.com

### JOHN SUERTH, SIOR

Executive Vice President  
+1 847 706 4929  
john.suerth@cbre.com

### JIMMY KOWALCZYK

Vice President  
+1 630 368 5548  
jimmy.kowalczyk@cbre.com

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**CBRE**

**CH** CLEAR HEIGHT  
PROPERTIES