

# INDUSTRIAL PROPERTY FOR SALE

## ULTRA METRIC TOOL

2950-2958 N. LEAVITT ST., CHICAGO, IL 60618

### SCOTT WHISLER, CCIM

847.640.1500 x110

swhisler@brianproperties.com

### MARK MESKAUSKAS, CCIM, CPM

847.640.1500

mark@brianproperties.com

### BRIAN PROPERTIES, INC.

2045 S. Arlington Heights Rd. Suite #100

Arlington Heights, IL 60005

www.brianproperties.com



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# EXECUTIVE SUMMARY

ULTRA METRIC TOOL

2950-2958 N. LEAVITT ST. | CHICAGO, IL 60618



## OFFERING SUMMARY

Sale Price:	\$1,995,000.00
Lot Size:	0.27 Acres
Year Built:	1990
Building Size:	13,059 SF
Zoning:	M1
Market:	Chicago
Submarket:	Lakeview
Real Estate Taxes:	\$35,697

## PROPERTY OVERVIEW

Brian Properties, Inc. is pleased to present a versatile 13,059 sq ft industrial property with a mix of single and two-story spaces on 11,931 sq ft of land. Features include a drive-in door and exceptional condition, suitable for multi-tenant use or a single occupier. The property offers rare zoning for the neighborhood and has the potential for redevelopment into residential, presenting a unique investment opportunity in a strategic location.

## LOCATION OVERVIEW

The subject property is an outstanding industrial opportunity located in the high-traffic Lakeview neighborhood of Chicago. The property is situated at the intersection of Clybourn Ave., Leavitt St., & Wellington Ave. providing excellent visibility and access.

## PROPERTY HIGHLIGHTS

- Occupancy options: suitable for a single user or divisible into multiple units
- Powerful infrastructure: equipped with 1800 amps of 3-phase electric service
- Climate-controlled warehouse with air conditioning
- Spacious design featuring 12-foot high ceilings
- Functional space distribution: 85% warehouse, 15% office space

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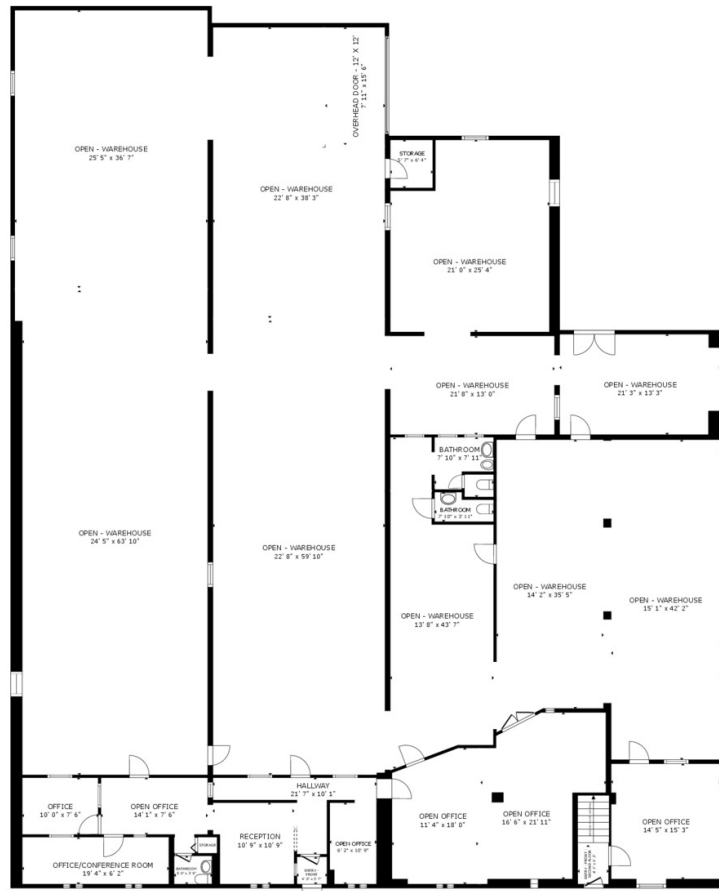
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# FLOOR PLANS

ULTRA METRIC TOOL

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360° VIRTUAL TOUR



FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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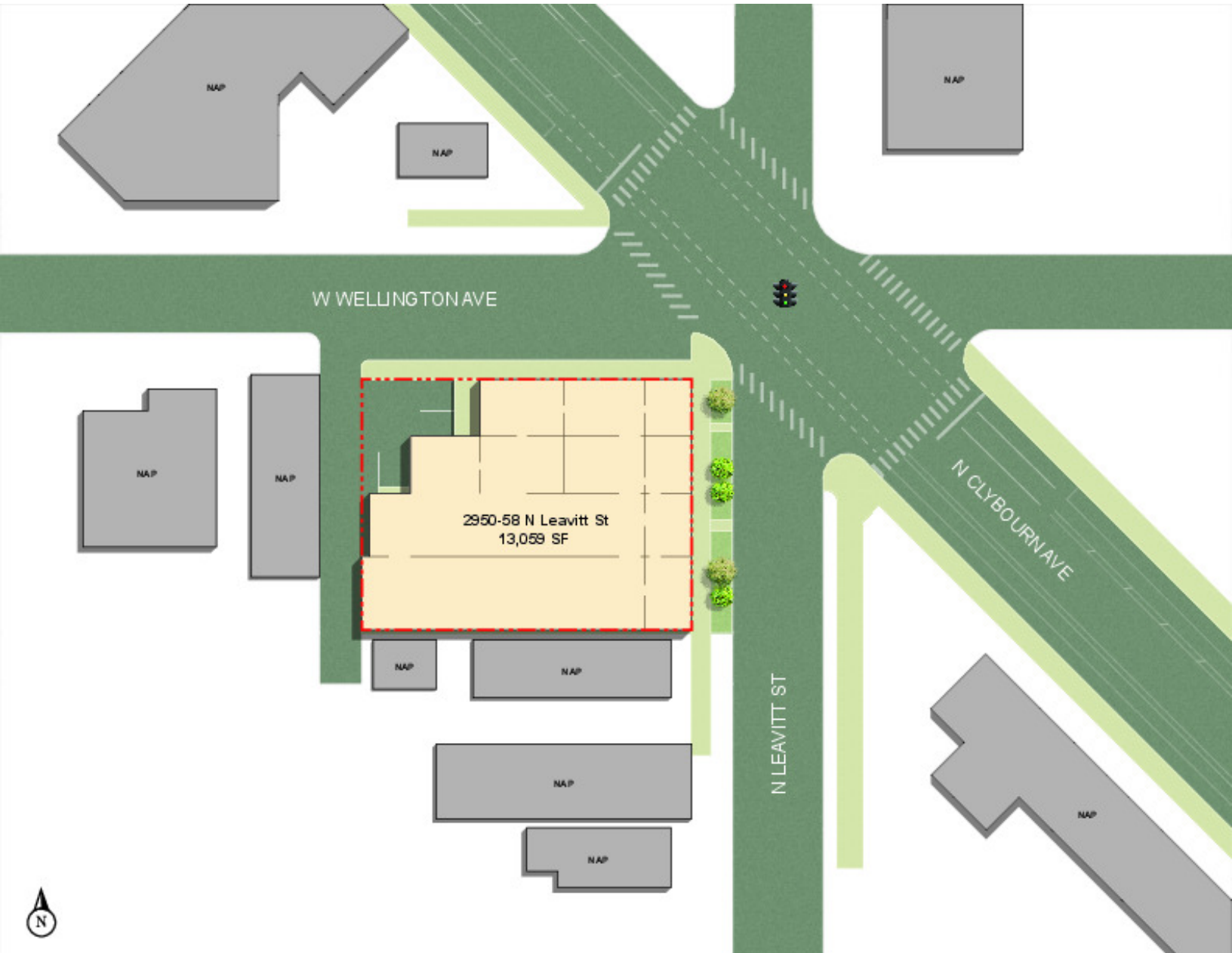


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# SITE PLANS

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# PLAT OF SURVEY

ULTRA METRIC TOOL

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## PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-00923

7100 N. TRIPP AVENUE  
LINCOLNWOOD, ILLINOIS 60712

TEL: (847) 675-1000  
FAX: (847) 675-2167  
e-mail: prosurv1@pbcbglobal.net

# PLAT OF SURVEY

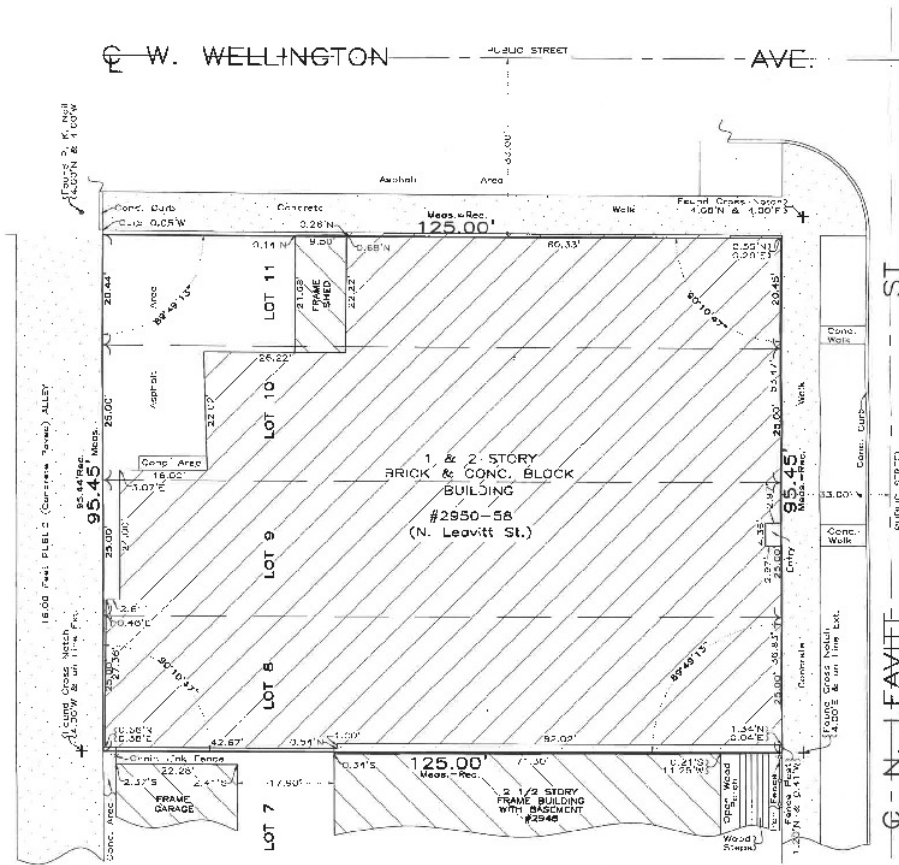
OF



LOTS 8, 9, 10 AND 11 IN BLOCK 5 IN GLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL NET AREA: 1,931.19 SQ.Ft. - 0.2739 ACRES

COMMONLY KNOWN AS: 2950-58 NORTH LEAVITT STREET, CHICAGO, ILLINOIS.



UPDATE: September 12, 2005 (Date of Field Work)

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREBY DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND BASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. OS-70335  
Scale: 1 inch = 16 feet.  
Date of Field Work: February 1, 2005  
Ordered by: Ultra-Metric Tool Company



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THIS SURVEY HAS BEEN ORDERED FOR STRUCK DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois  
County of Cook  
We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.  
Date: September 15, 2005  
I, Wayne W. Donohue, Professional Surveyor, No. 001,306, State of Illinois, do hereby certify that I am the author of this survey.  
Drawn by: AA

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# PROPERTY DETAILS

ULTRA METRIC TOOL

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## LOCATION INFORMATION

Building Name	Ultra Metric Tool
Street Address	2950-2958 N. Leavitt St.
City, State, Zip	Chicago, IL 60618
County	Cook
Market	Chicago
Sub-market	Lakeview
Cross-Streets	Clybourn Ave., Leavitt St., Wellington Ave.
Side of the Street	Southwest
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	I-94
Nearest Airport	O'Hare International

## BUILDING INFORMATION

Building Size	13,059 SF
Minimum Ceiling Height	12 ft
Number of Floors	2
Year Built	1990
Gross Leasable Area	13,059 SF
Construction Status	Existing
Warehouse %	85.0%
Condition	Excellent
Free Standing	Yes
Walls	Brick & Block Construction

## PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	M1
Lot Size	11,931 SF
APN #	14-30-114-035-0000; 14-30-114-034-0000; 14-30-114-033-0000
Lot Frontage	95.45 ft
Lot Depth	125 ft
Corner Property	Yes
Power	Yes

## PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	12

## UTILITIES & AMENITIES

Gas / Propane	Yes
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## TAXES & VALUATION

Taxes	\$35,697.00
Foreclosure / Distressed	No

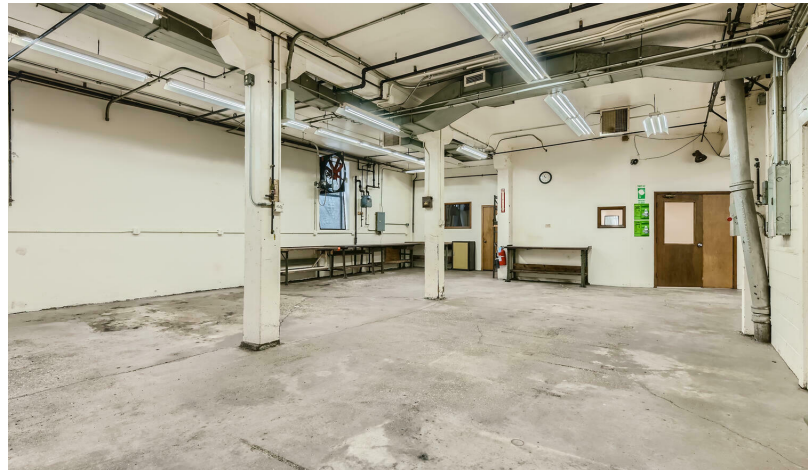


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# ADDITIONAL PHOTOS

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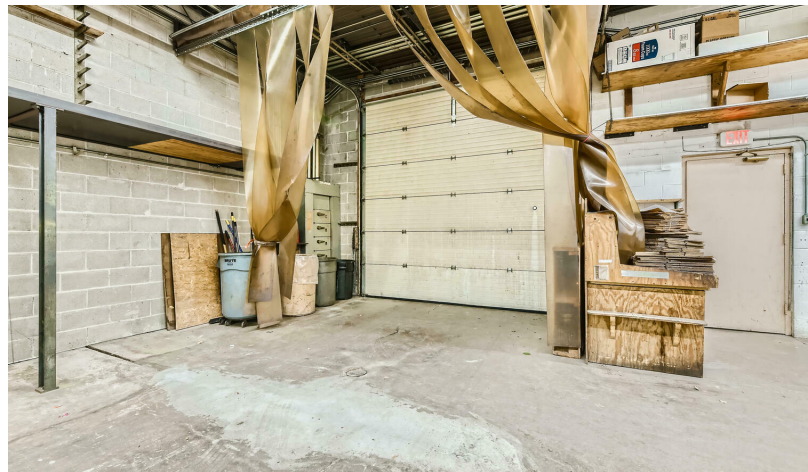
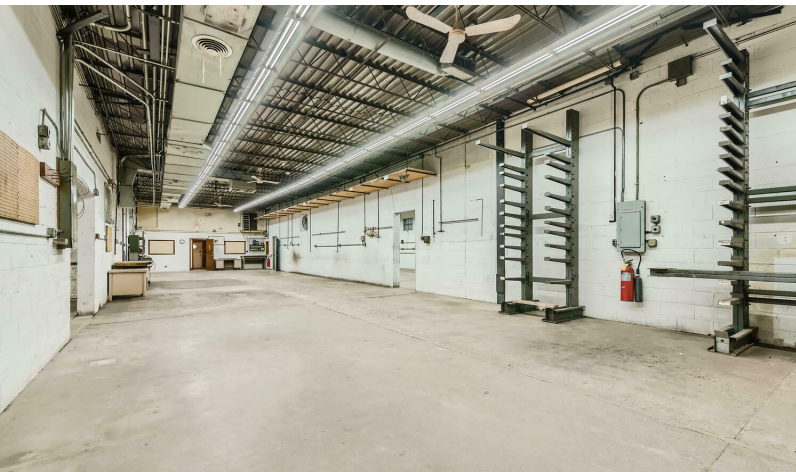
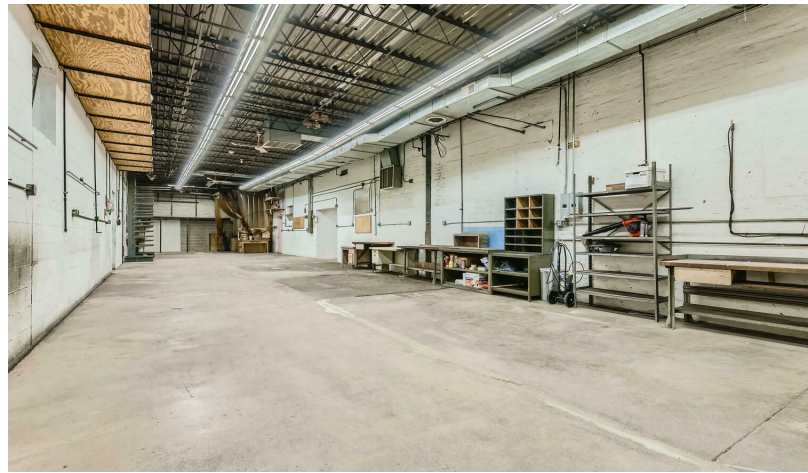


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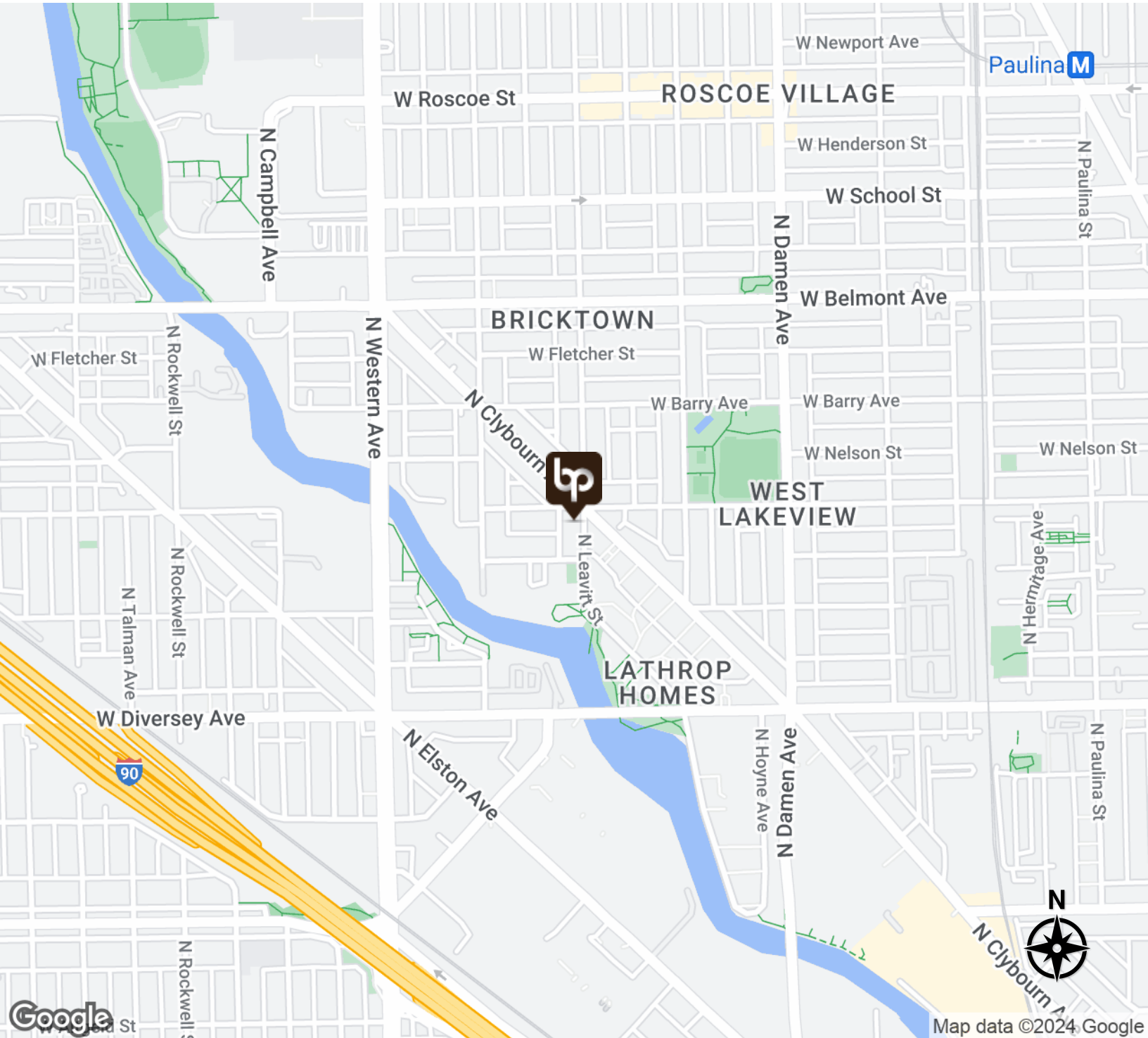


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# LOCATION MAP

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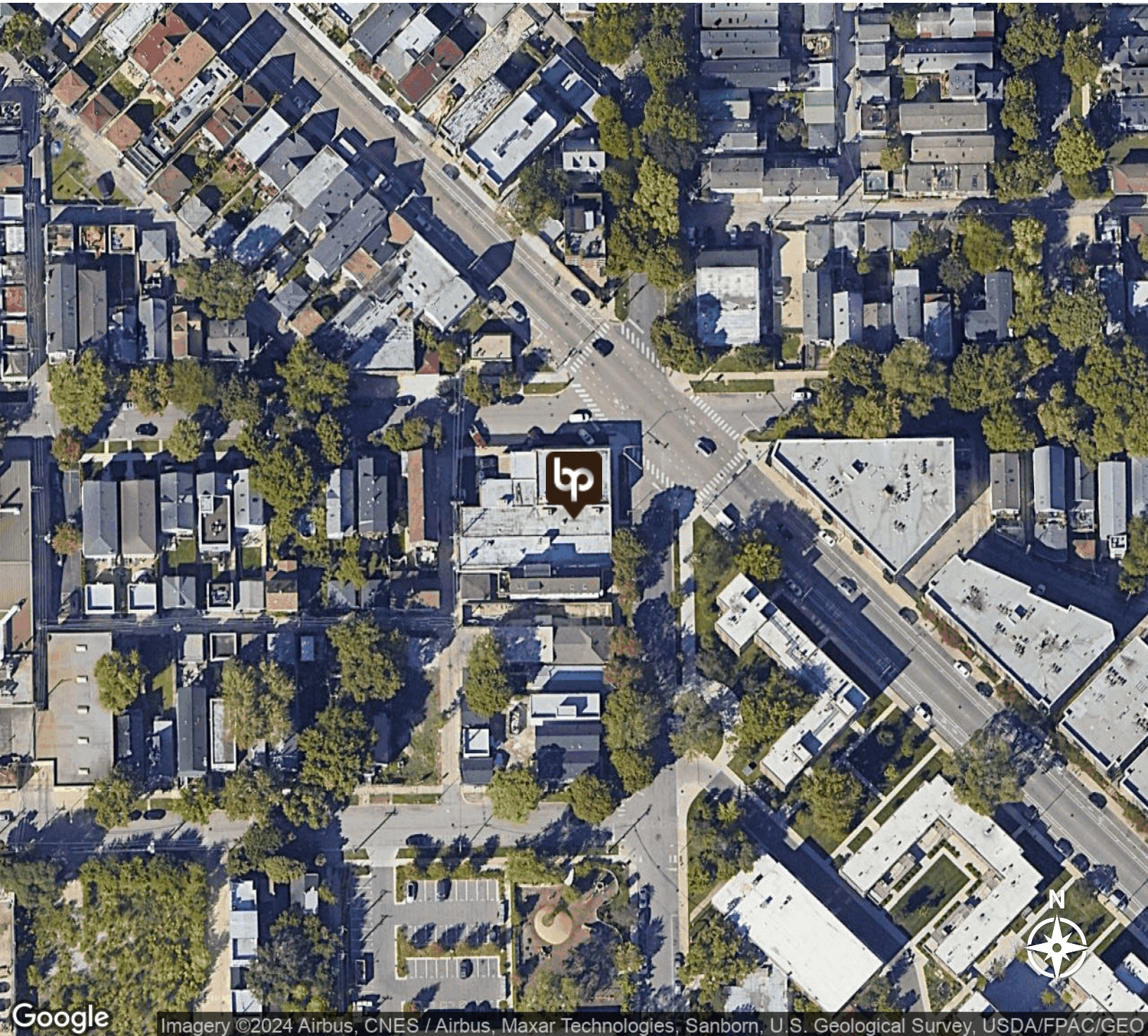


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# AERIAL MAP

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