

OWNER/USER BUILDING IN EDISON PARK
49,000 SF INDUSTRIAL PROPERTY WITH 3 DOCKS + 1 DRIVE-IN DOOR

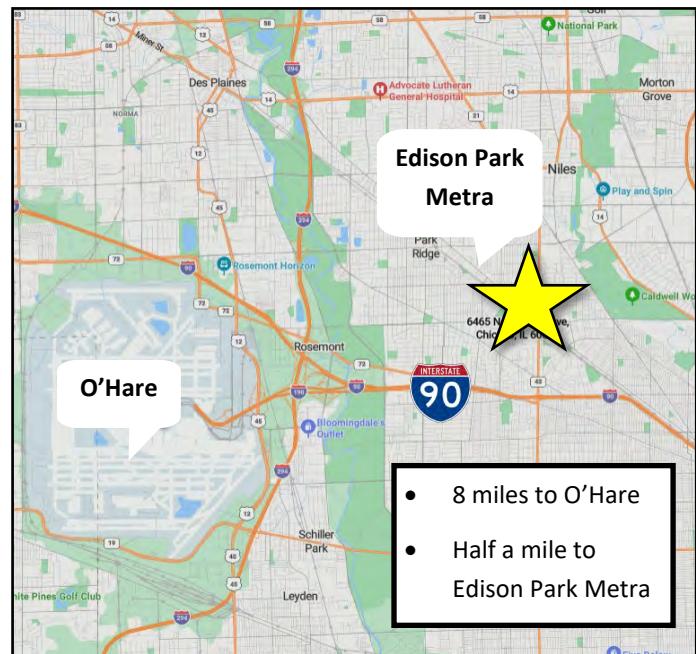


GREAT OWNER/USER INDUSTRIAL BUILDING WITH APPROX. 15K SF OFFICE, 33K SF WAREHOUSE, 3 DOCKS AND 1 DRIVE-IN DOOR. NEW ROOF INSTALLED LAST YEAR.

10 MINUTE WALK TO EDISON PARK METRA. CLOSE PROXIMITY TO I-90.

20 MINUTE DRIVE TO O'HARE.

Sale Price:	\$2,700,000 \$2,495,000
Building Size:	49,000 SF
Office Size:	15,713 SF
Warehouse Size:	33,287 SF
Zoning:	M1-1
Sprinkler:	Wet
Ceiling Height:	12' Clear
Docks:	3
Drive-In Door:	1
Roof:	New roof installed in 2024
Taxes (2024):	\$138,000
Ward/Alderman:	Ward 41 Alderman Anthony V. Napolitano



ADAM SCHNEIDERMAN, SIOR

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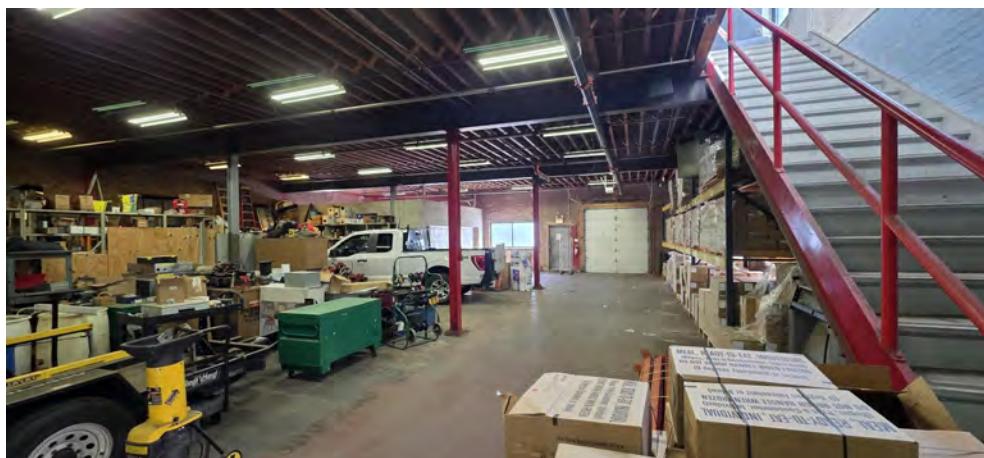
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