

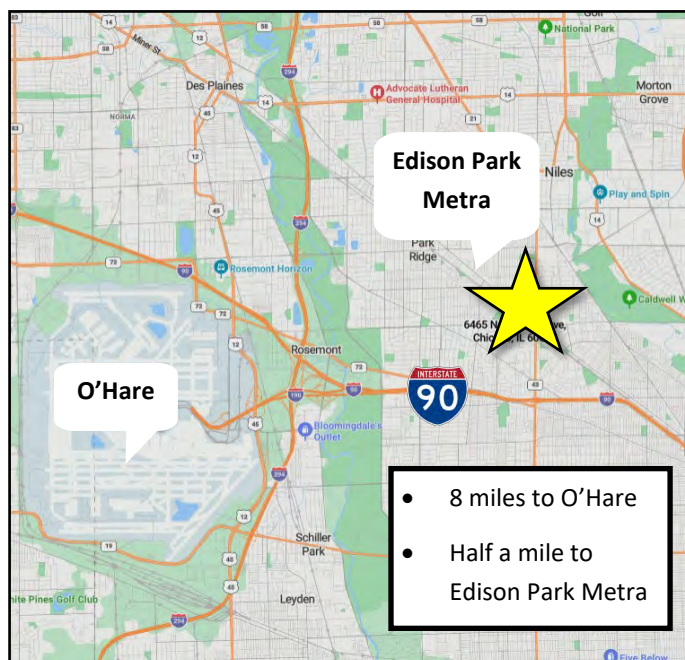
OWNER/USER BUILDING IN EDISON PARK

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
847-826-4467
ADAM@STRAUSSREALTY.COM

DAVID KAPLAN
630-294-8689
DAVID@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4220 W. MONTROSE AVE.
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

STRAUSS

REALTY, LTD.

6465 N. AVONDALE AVE.
CHICAGO, ILLINOIS 60631

OWNER/USER BUILDING IN EDISON PARK

49,000 SF INDUSTRIAL PROPERTY WITH 3 DOCKS + 1 DRIVE-IN DOOR



Building Size:	49,000 SF
Office Size:	15,713 SF
Warehouse Size:	33,287 SF
Docks:	3
Drive-in Door:	1
Ceiling Height:	12'



ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

DAVID KAPLAN

630-294-8689

DAVID@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.

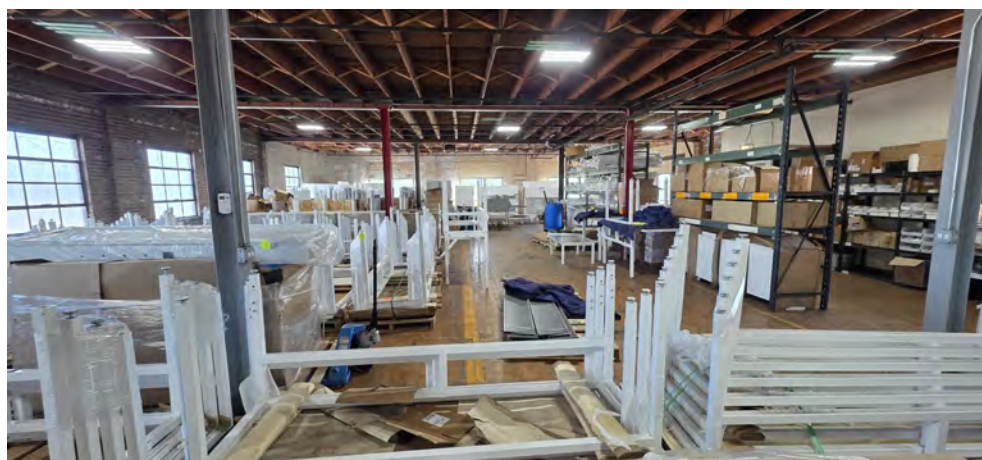
4220 W. MONTROSE AVE.

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

This flyer was produced using data from private and government sources deemed reliable. The information herein is provided without representation.

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



ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

DAVID KAPLAN

630-294-8689

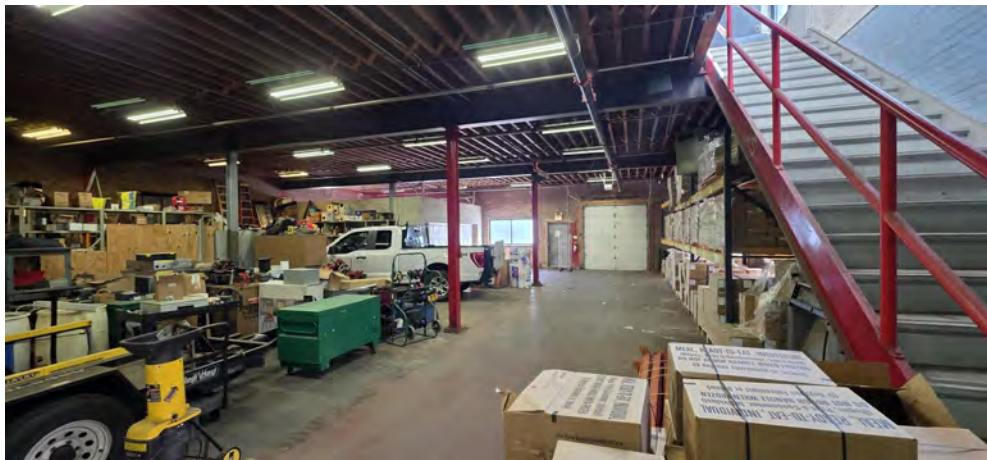
DAVID@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.

4220 W. MONTROSE AVE.
CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

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



ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

DAVID KAPLAN

630-294-8689

DAVID@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.

4220 W. MONTROSE AVE.

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

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



ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

DAVID KAPLAN

630-294-8689

DAVID@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.

4220 W. MONTROSE AVE.
CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

OWNER/USER BUILDING IN EDISON PARK

49,000 SF INDUSTRIAL PROPERTY WITH 3 DOCKS + 1 DRIVE-IN DOOR



ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

DAVID KAPLAN

630-294-8689

DAVID@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.

4220 W. MONTROSE AVE.

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600