

Industrial | For Sale or Lease

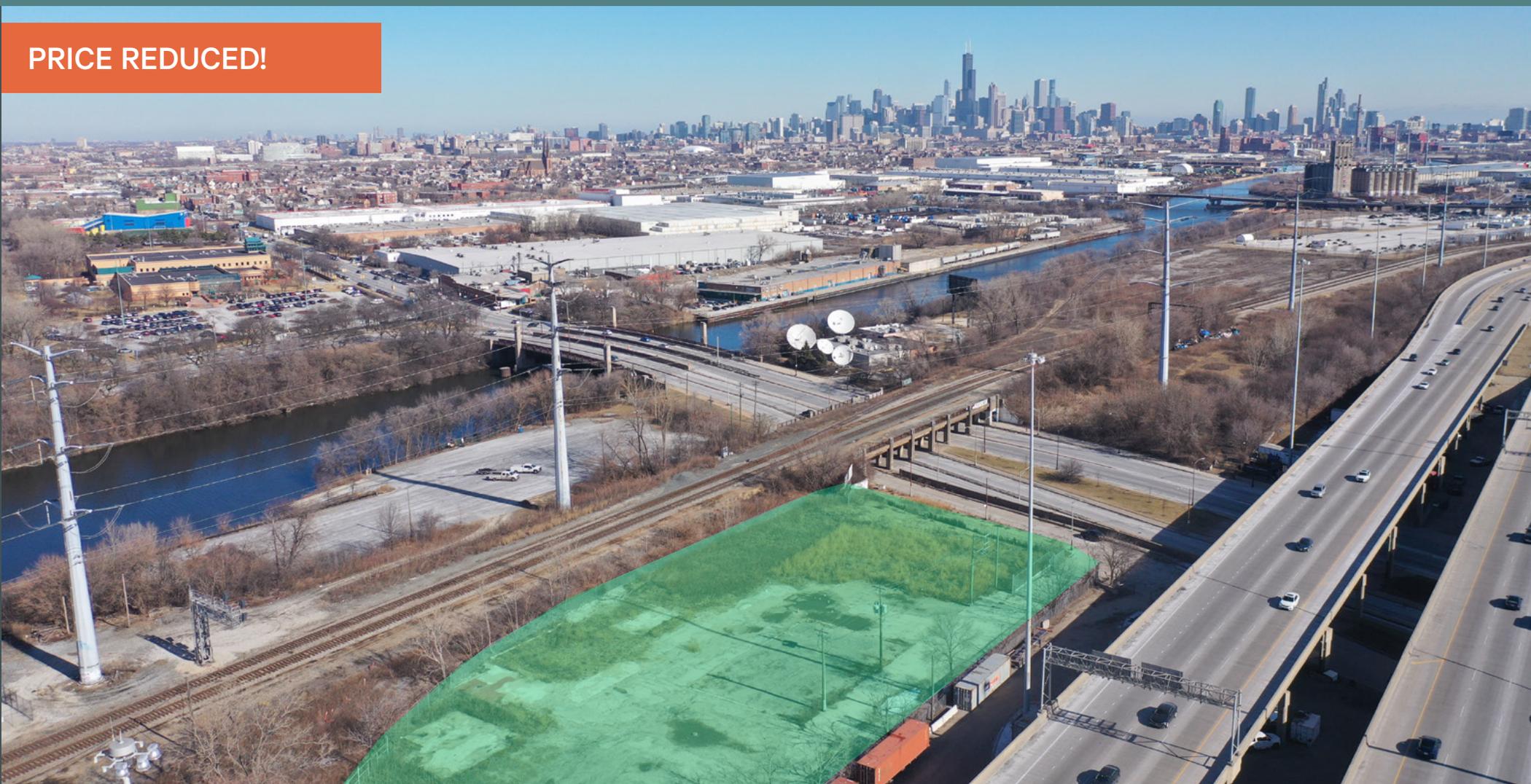
3200 S Western Avenue

Chicago, IL 60608

CBRE

±2.20 ACRES AVAILABLE FOR SALE OR LEASE - IDEAL FOR REDEVELOPMENT OR OUTSIDE STORAGE

PRICE REDUCED!



Property Overview

PROPERTY SPECS

TOTAL SITE SIZE: ±2.20 acres

ZONING: M3-3 (potential permitted uses listed below)

2024 TAXES: \$33,983.00 (estimate)

ASKING SALE PRICE: ~~\$2,400,000~~ \$2,250,000

ASKING LEASE PRICE: \$9,000/acre/month gross

PROPERTY HIGHLIGHTS

Former heavy manufacturing facility

Ideal for trailer parking or outside storage

Rare I-55 site with Western Avenue visibility

Utilities to site with heavy power

1 mile to I-55 full interchange & 15 minutes to Downtown Chicago

Access to a strong labor pool

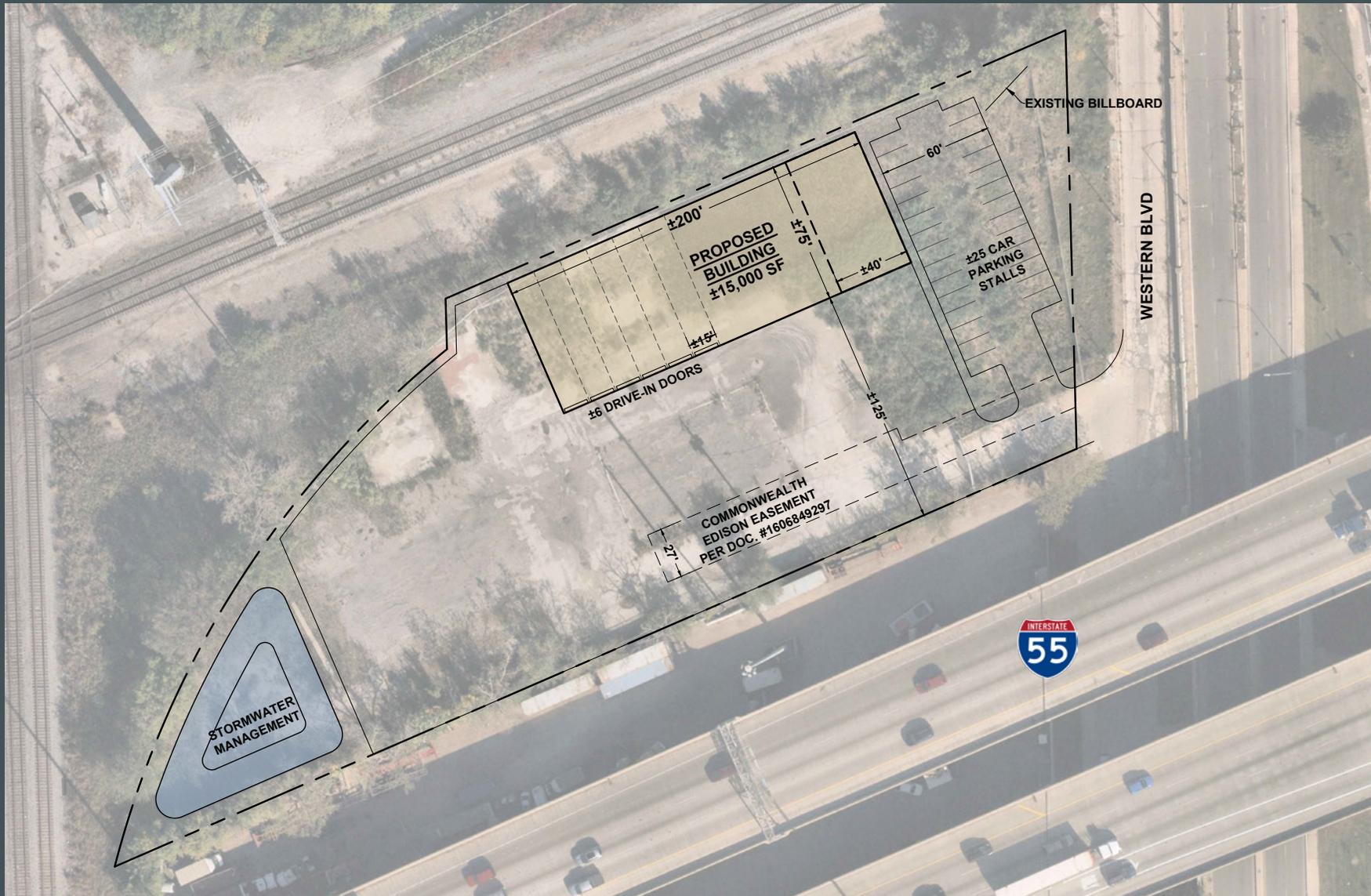
Located in Enterprise Zone 1

PERMITTED M3-3 USES

Distribution/warehouse	Manufacturing
Auto repair	Building material sales/storage
Auto sales	Industrial fueling sales/storage
Towing yard	Class I-III recycling
Equipment sales/storage	Self-storage



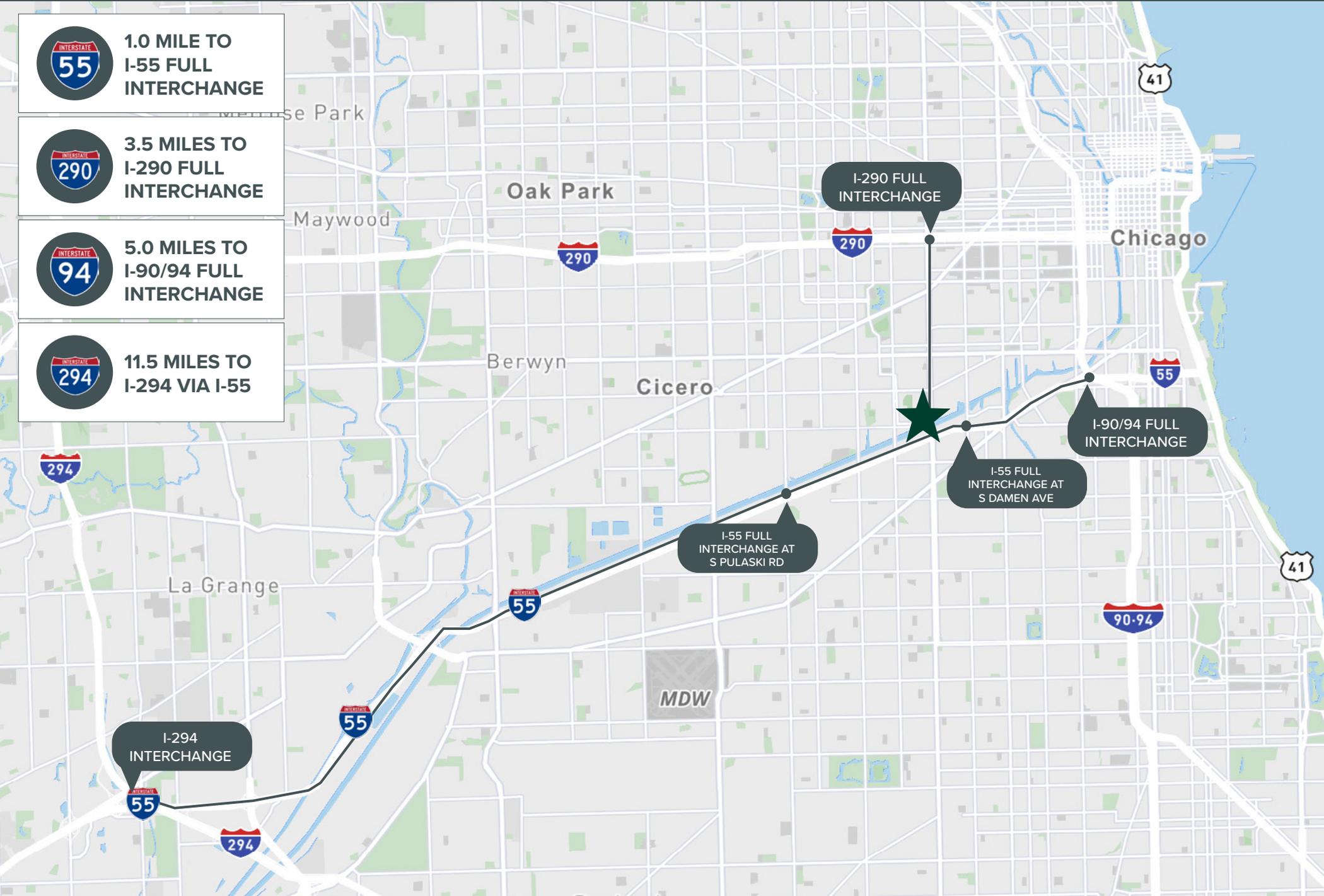
Conceptual IOS Plan



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-  1.0 MILE TO I-55 FULL INTERCHANGE
-  3.5 MILES TO I-290 FULL INTERCHANGE
-  5.0 MILES TO I-90/94 FULL INTERCHANGE
-  11.5 MILES TO I-294 VIA I-55





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