

FOOD PROCESSING FACILITY FOR SALE OR LEASE

3931 S. LEAVITT STREET, CHICAGO, IL 60609



OFFERING SUMMARY

Building Size	± 32,231 SF
Acreage	1.06
Office	5,000 SF
Ceiling Height	10' - 13'
Loading	5 docks
Zoning	M2-3
Sale Price	Subject to Offer
Lease Price	Subject to Offer

PROPERTY HIGHLIGHTS

- Food production and cold storage facility
- FDA food grade buildout
- Remodeled offices
- 1200A (3-phase) power
- New roof (2022)
- Freight elevator (new mechanicals)

MARC HALE | ASSOCIATE | 773-714-2119 | mhale@darwinpw.com

ALI NIX | ASSOCIATE | 773-714-2128 | anix@darwinpw.com



970 N. Oaklawn Avenue, Suite 100 | Elmhurst, IL 60126 | Tel: 630-782-9520 | Fax: 630-782-9531 | darwinpw.com

Submitted subject to error, change in status, or withdrawal without notice.

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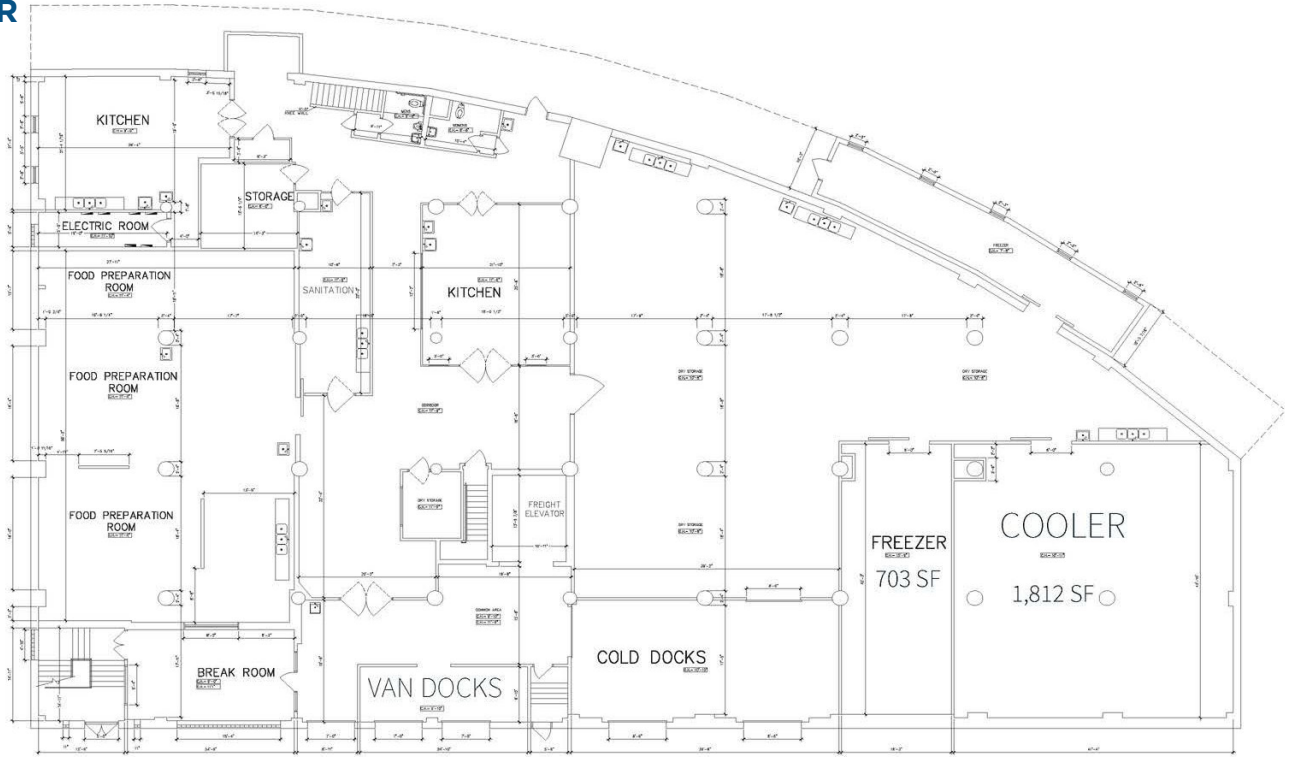


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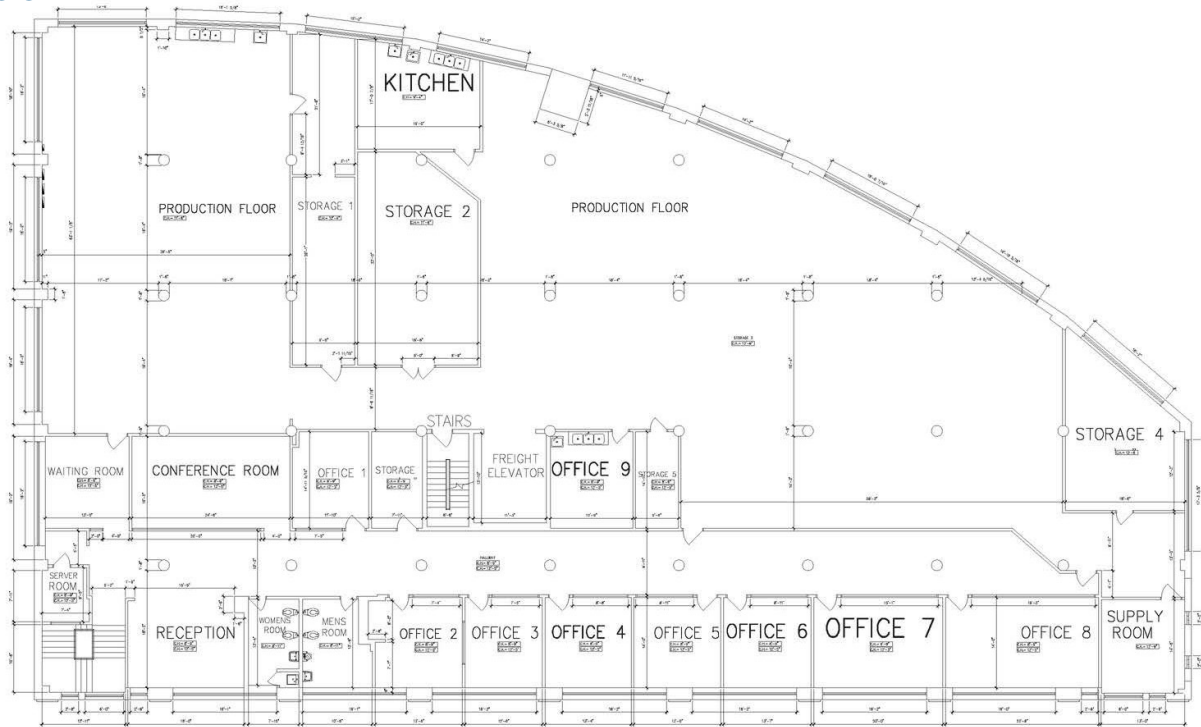
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FIRST FLOOR



SECOND FLOOR

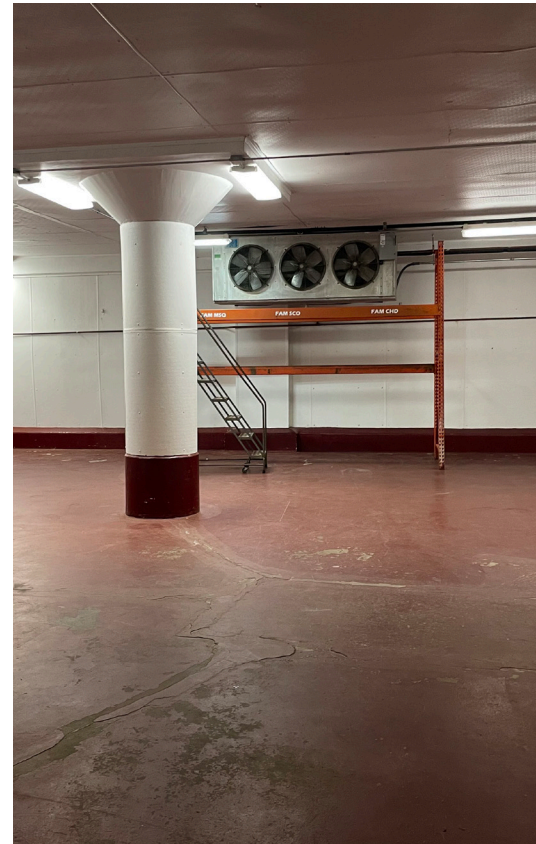


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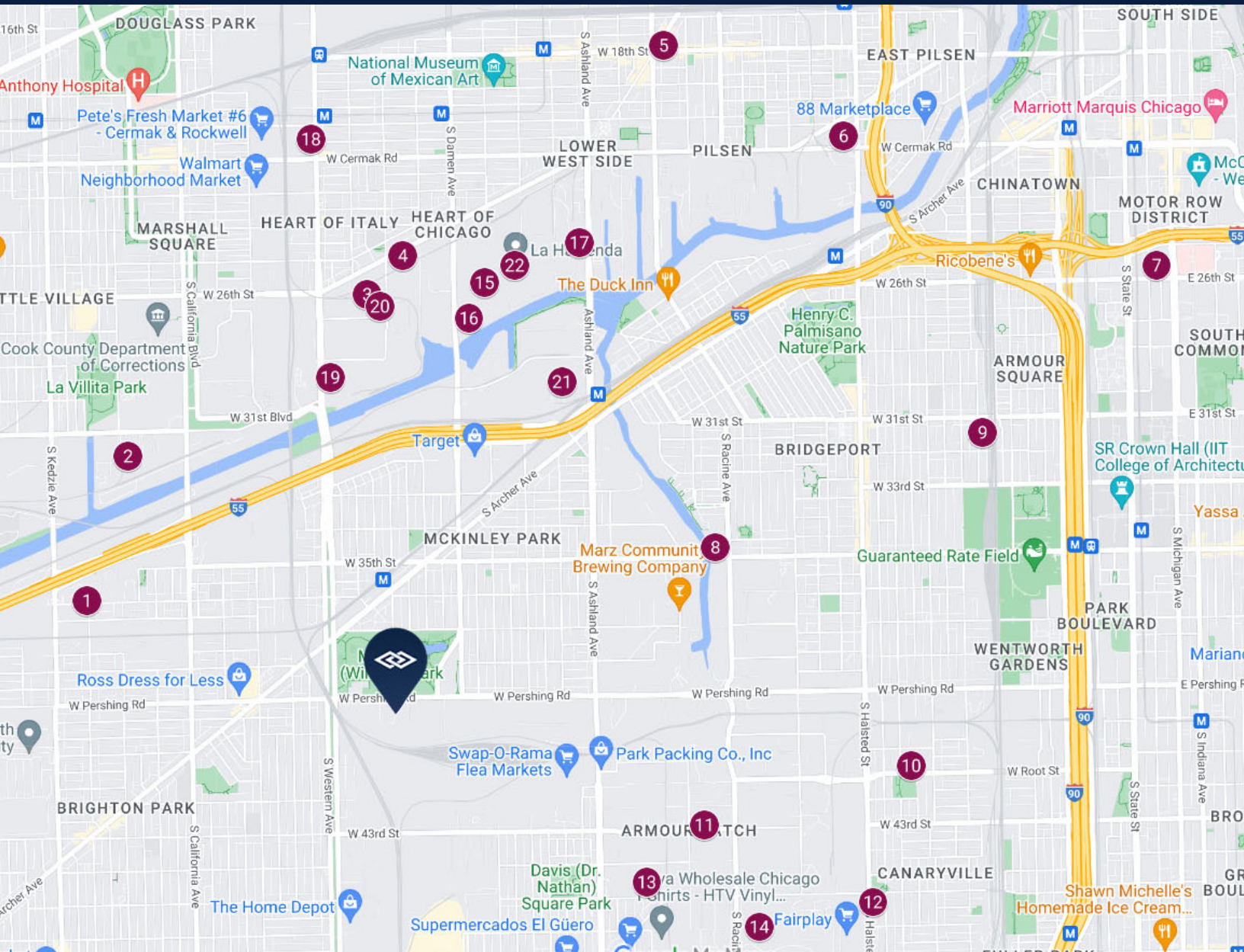
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Corporate Neighbors



- | | | | |
|----------------------------|----------------------------------|--|------------------------|
| 1. Midwest Foods | 8. Peer Foods Group, Inc. | 14. Testa Produce | 20. Alpha Baking |
| 2. Ferrara Candy Co. | 9. American Eagle Food Machinery | 15. Chicago International Produce Market | 21. Anthony Marano Co. |
| 3. Harvest Foods | 10. Baja Foods | 16. Banner Wholesale Grocers | 22. La Hacienda |
| 4. Gold Choice Foods | 11. EBRO Foods | 17. Battaglia Distributing | |
| 5. 78 Brand | 12. RAMARC Foods | 18. El Milagro Tortillas | |
| 6. Young Shing Foods, Inc. | 13. Bridgeford Foods | 19. The Chef's Warehouse | |

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