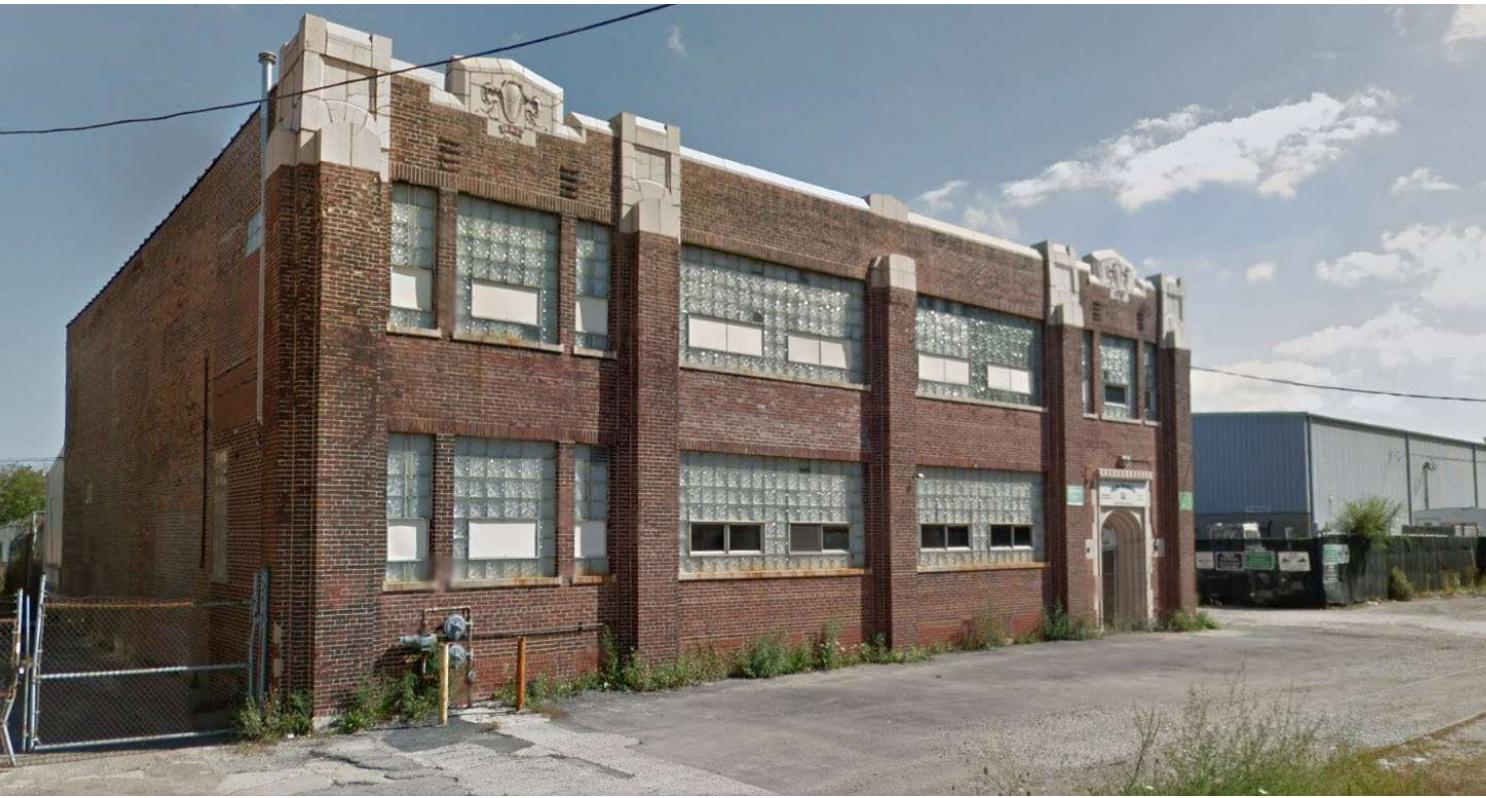


AVAILABLE FOR SALE

3661 SOUTH IRON STREET, CHICAGO, IL 60609



BUILDING SPECIFICATIONS

TOTAL BUILDING SIZE

1st FL:	7,200 SF
2nd FL:	6,300 SF
Basement:	6,300 SF
TOTAL SF:	19,800 SF

TOTAL LAND SIZE

0.53 Acres

OFFICE SIZE

2,000 SF

CEILING HEIGHT

12' - 14' Clear Height

LOADING

4 docks (Refrigerated)

SALE PRICE

Subject to Offer

PROPERTY HIGHLIGHTS

- Food-grade processing and cold storage
- Hydraulic freight elevator
- Floor drains throughout
- Ample Parking
- Close proximity to major expressways

COOLER SPACE

- **1st Floor Cooler Size:** 2,250 SF + refrigerated dock area
- **2nd Floor Cooler Size:** 2,800 SF (can be converted to freezer)
- **Basement Cooler Size:** 1,440 SF

ALI NIX | Associate | 773.714.2128 | anix@darwinpw.com
MARC HALE | Associate | 773.714.2119 | mhale@darwinpw.com

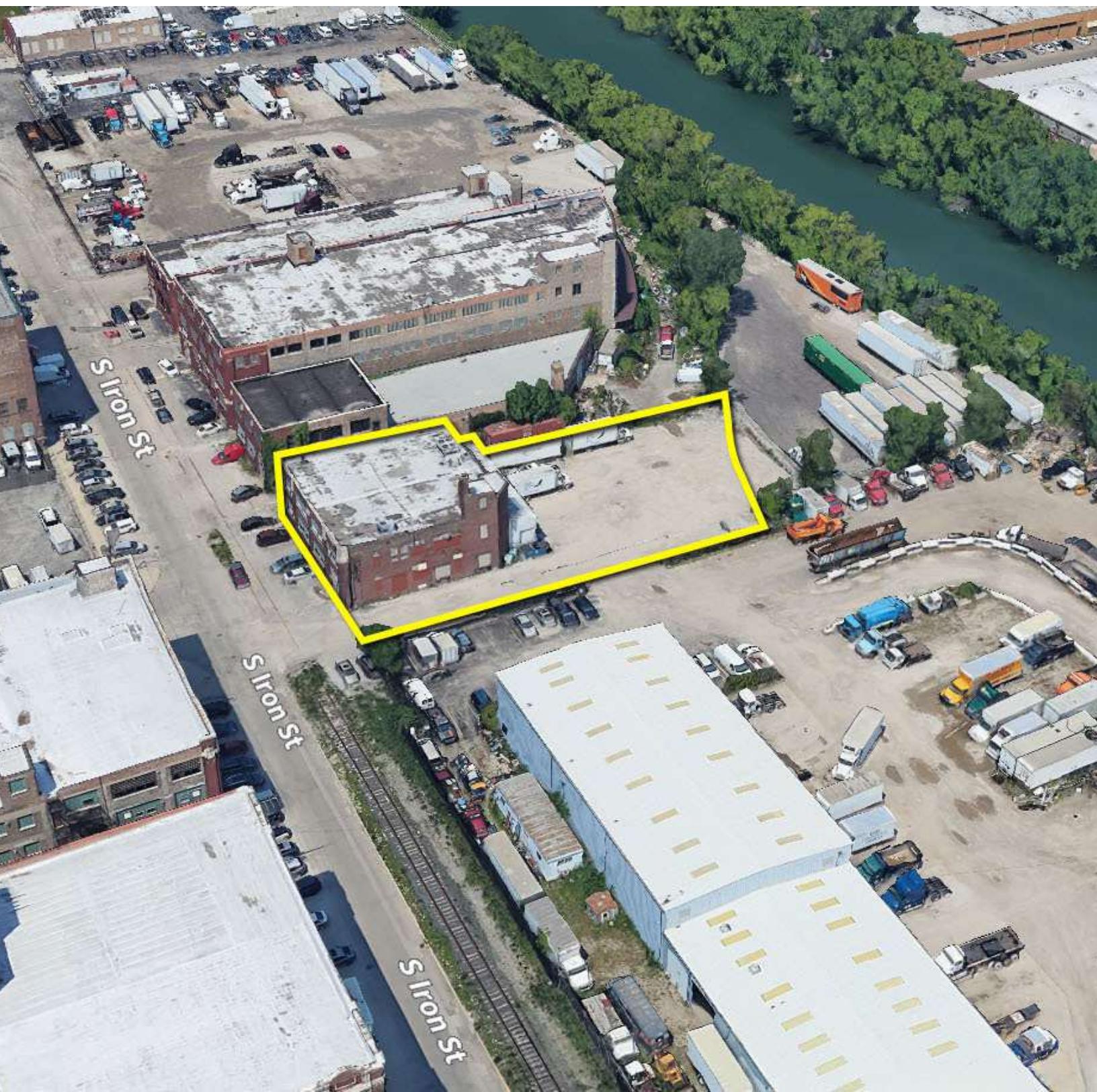
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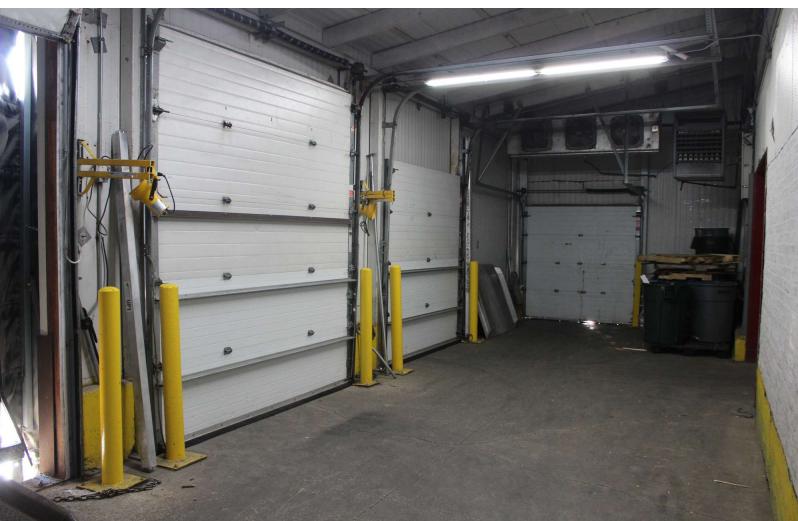
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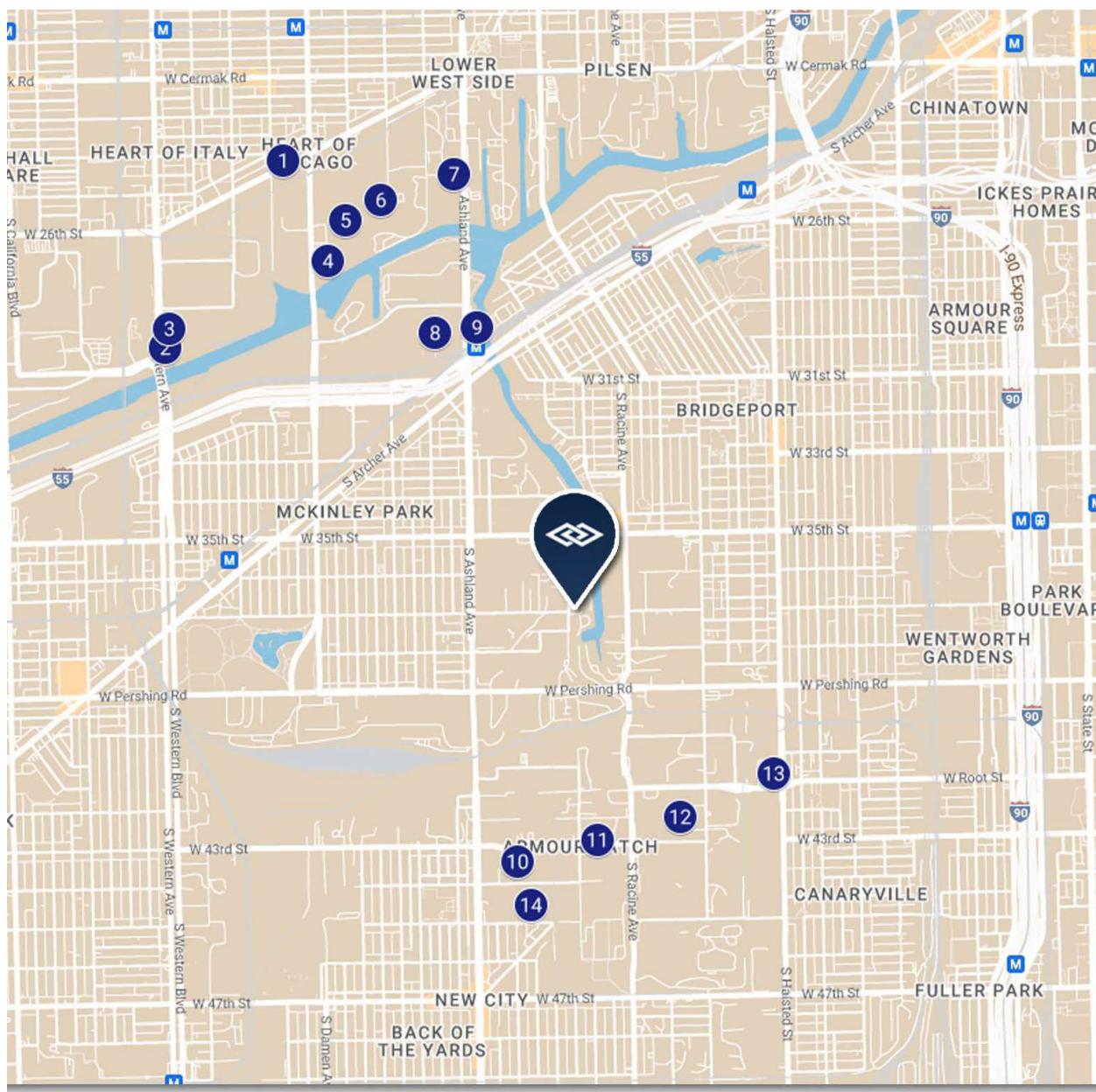
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MAP LEGEND

1	Enriquez Produce	8	Anthony Marano Co
2	El Milagro Tortillas	9	Cougle Foods
3	The Chef's Warehouse	10	Chef's Kitchen
4	Banner Wholesale Grocers	11	EBRO Foods Inc.
5	Chicago International Produce	12	Atom Banana
6	La Hacienda Brands, Inc.	13	Evans Food Group
7	Battaglia Distributing Corp.	14	Bridgford Foods

CORPORATE NEIGHBORS

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