



Cottage Sheet Metals

6644 W 99th Pl, Chicago Ridge, IL 60415



Chuck Groebe

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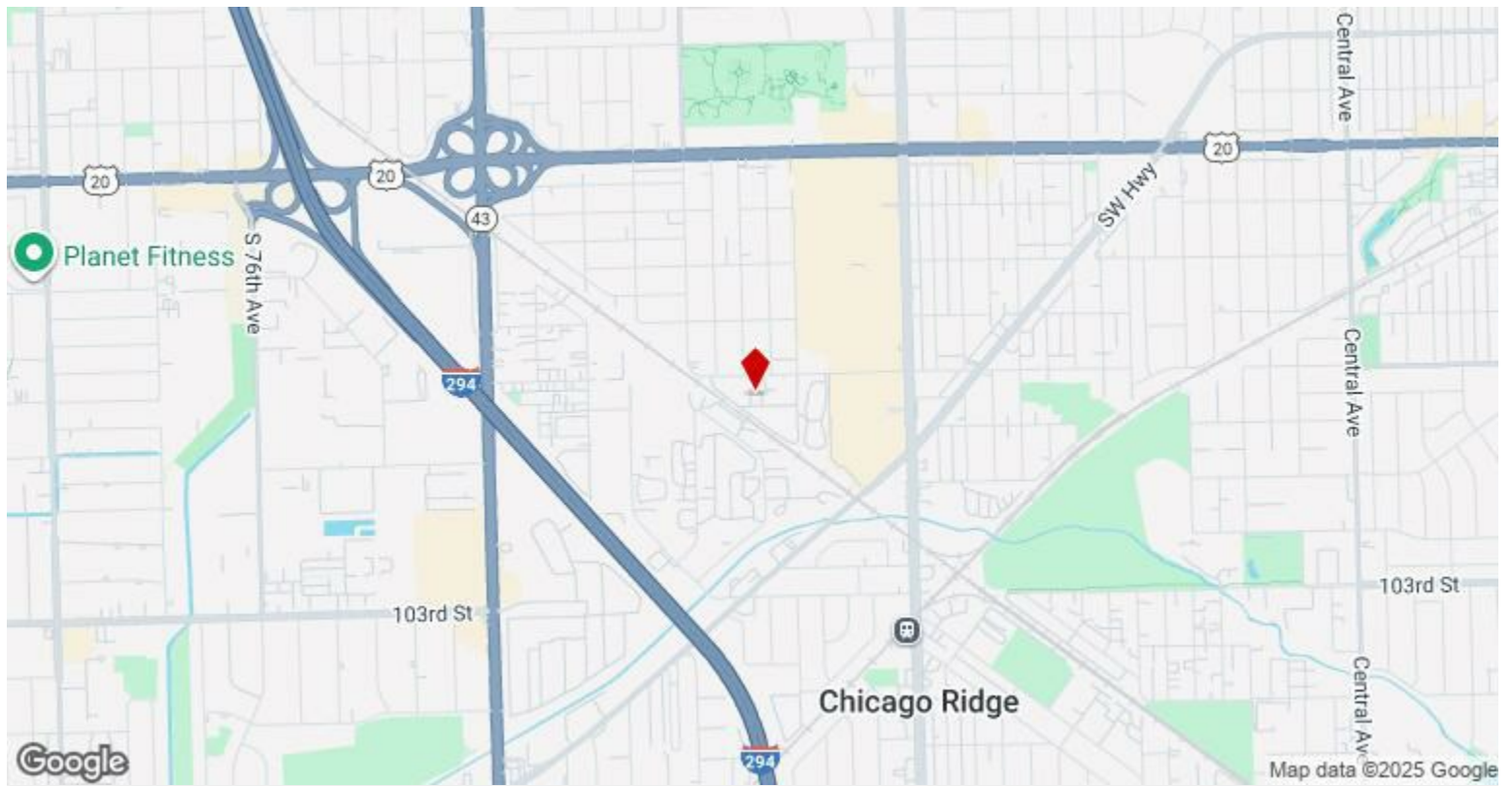
\$949,000

Upgraded 8,000 SF all-brick warehouse featuring dock-high loading and side overhead door access. The 14-ft clear span interior includes an 11'x15' overhead door, 12'x10' depressed dock, LED lighting, security cameras, and suspended gasfired heaters. The front office offers natural light from eight windows, newer brickwork and concrete framing, and open storage above. The warehouse includes a restroom, concrete floors, and partial metal ceiling finishes. Located on a semipaved and gravel lot with side drive access. Ideal for owner-users or investors, this well-maintained property combines professional office space with a functional warehouse in a prime south suburban location...

Price:	\$949,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	B
Sale Type:	Investment
Lot Size:	1.00 AC
Gross Building Area:	8,000 SF
Rentable Building Area:	8,000 SF
No. Stories:	1
Year Built:	1962
Parking Ratio:	2.5/1,000 SF
Clear Ceiling Height:	14 FT
No. Drive In / Grade-Level Doors:	1
APN / Parcel ID:	24-07-405-015-0000

Major Tenant Information

Tenant	SF Occupied	Lease Expired
JAMES SARACINI	-	



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