

## Manufacturing building / investor opportunity



### Asking sale price: \$2,100,000

Building SF	35,243
Office SF	1,000
Land site sf	102,532
Docks	2
Drive-in doors	3
Clear height	max of 23'
Parking	38 spaces
Zoning	Industrial
Real estate taxes (2021)	\$143,066 (\$4.06/sf)
PIN	12-22-100-141



1 mile (apprx.) to I-294



6-minute drive to  
commuter rails



11-minute drive to  
O'Hare Airport



Heavy power

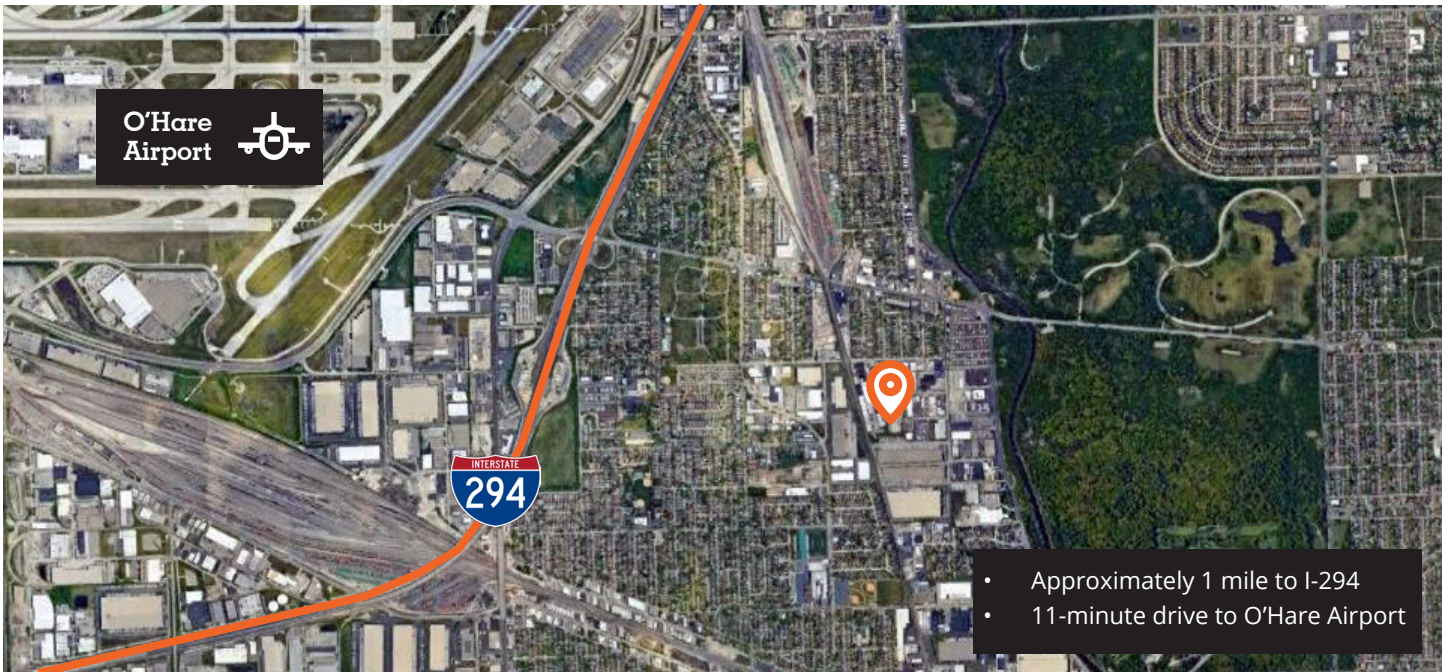


View website and video

### For further information

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avisonyoung.com



## Why Chicago?

- Chicago is the most diverse manufacturing city in the United States, listed .83 on Moody's Industrial Index.
- Chicago claims the second-most Global 500 headquarters (10) in the United States.
- Chicago is home to the second-most Fortune 500 headquarters (36) in the United States.
- Chicago possesses the 8th most high-tech jobs in the United States with 251,284.

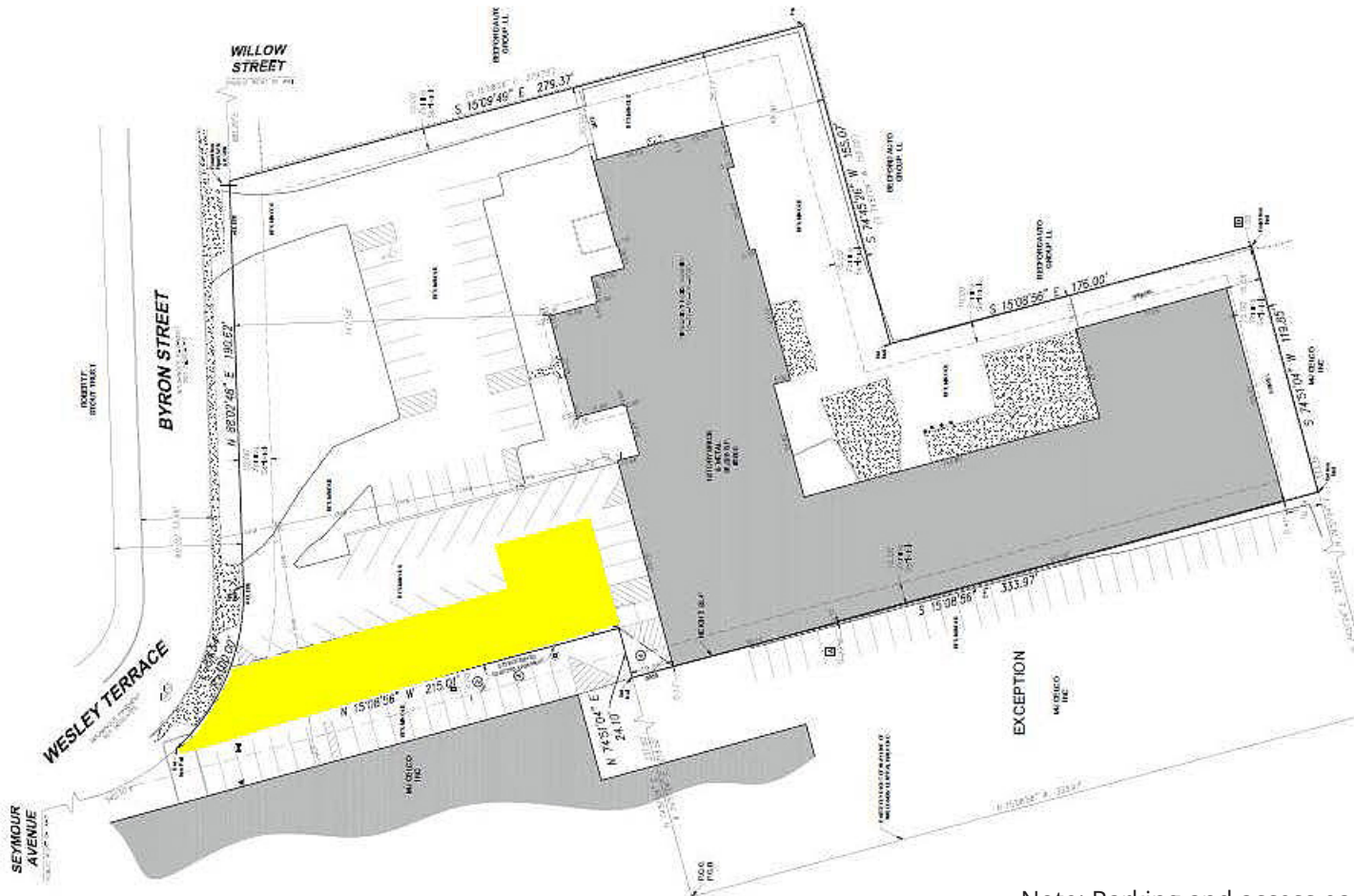
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# Site plan 35,243 sf

3800 Wesley Terrace  
Schiller Park, IL 60176



Note: Parking and access easement in favor of the adjacent property owner (highlighted area)

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