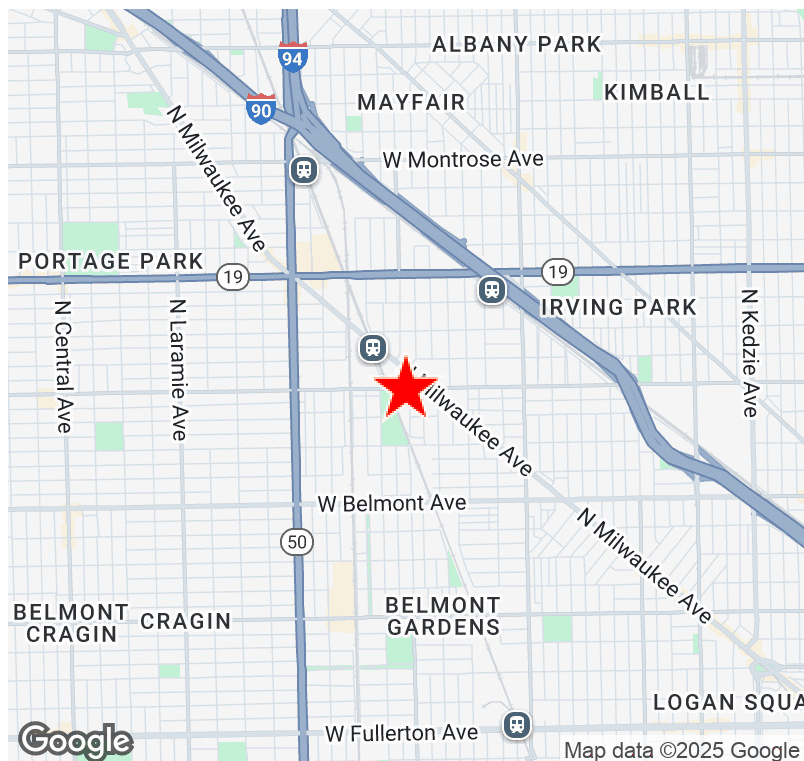


# 3450 N KOSTNER AVE, CHICAGO, IL

Industrial | For Sale / Lease



## OFFERING SUMMARY

Sale Price:	\$1,650,000
Lease Rate:	\$13.50 SF/yr (MG)
Building Size:	18,000 SF
Ceiling Height:	20'
Drive-In Door:	1
Loading Dock:	1 Interior
Parking Spaces:	approximately 28
Zoning:	M1-1
Taxes:	\$53,822.04(2024 paid in 2025)

## PROPERTY OVERVIEW

Rare opportunity to own a one-story building on the North Side of Chicago. This 18,000 SF industrial property located in the North Chicago Industrial Cluster is for sale or lease. 20' ceilings, a drive-in door and an interior loading dock, make this building the ideal space for any manufacturing, warehouse or distribution needs. Zoned M1-1. 28 parking spaces. Just one mile to I-90 Expressway. One block to CTA bus line on Addison and the Metra MD-N train connecting Chicago Union Station and Fox Lake..

## PROPERTY HIGHLIGHTS

- 18,000 SF
- 20' Ceilings
- Drive-in Door
- Interior Loading Dock
- 28 Parking Spaces
- 400AMP 3 Phase Power



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