

USER/INVESTMENT OPPORTUNITY MULTI-TENANT INDUSTRIAL BUILDING FOR SALE



SALE OFFERING

| | |
|-----------------------------|---|
| Asking Price: | \$4,250,000 |
| Size: | 41,432 SF Building 24,463 SF Land |
| # of Stories: | Partial 2-Story |
| # of Docks: | 2, Interior Recessed |
| # of Drive-in Doors: | 2 |
| Power: | 2,000 amps |
| Zoning: | M1-1 |
| Sub-Market: | Jefferson Park |
| Ward / Alderman: | 45th Ward—Alderman James M. Gardiner |
| Taxes (2024): | \$108,779 |
| Occupancy: | 80% |

HIGHLIGHTS

- Partial two-story multi-tenant industrial building for sale in Jefferson Park.
- 80% of property is occupied.
- Fully sprinklered building.
- New LED lights, windows, bathrooms and roof.
- New electric service fully distributed within the space.
- Skylights throughout.
- Freight elevator, located across from loading.
- 24/7/365 access to building. Access controlled by Brivo.
- Onsite parking and abundance of street parking.



CRAIG WOLF
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STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

USER/INVESTMENT OPPORTUNITY MULTI-TENANT INDUSTRIAL BUILDING FOR SALE



PROPERTY HIGHLIGHTS

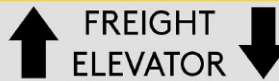
The fully renovated 41,432 SF, two story office/industrial building, sits upon 24,463 SF of land with abundant public parking on Lamon Avenue. The property is located in between two of Chicago's main highways, I-90 & I-94. In addition, both the Mayfair Metra and CTA Blue Line have stops within a half mile, making this location an ideally situated office or workspace for employees.

The building is currently zoned M1-1 and is equipped with heavy power. The building is fully sprinklered.

Public Transit: 0.5 Miles to CTA/Metra

Highway Access: 0.5 Miles to I-90/94

FULLY RESTORED



MAX WEIGHT 8,000 LBS

RENOVATED RESTROOMS



AMPLE NATURAL LIGHTING

LOAD BEARING SECOND FLOOR

2,000 AMPS ELECTRIC POWER

FULLY SPRINKLERED

AVAILABLE PARKING

UP TO 33' CEILING HEIGHTS



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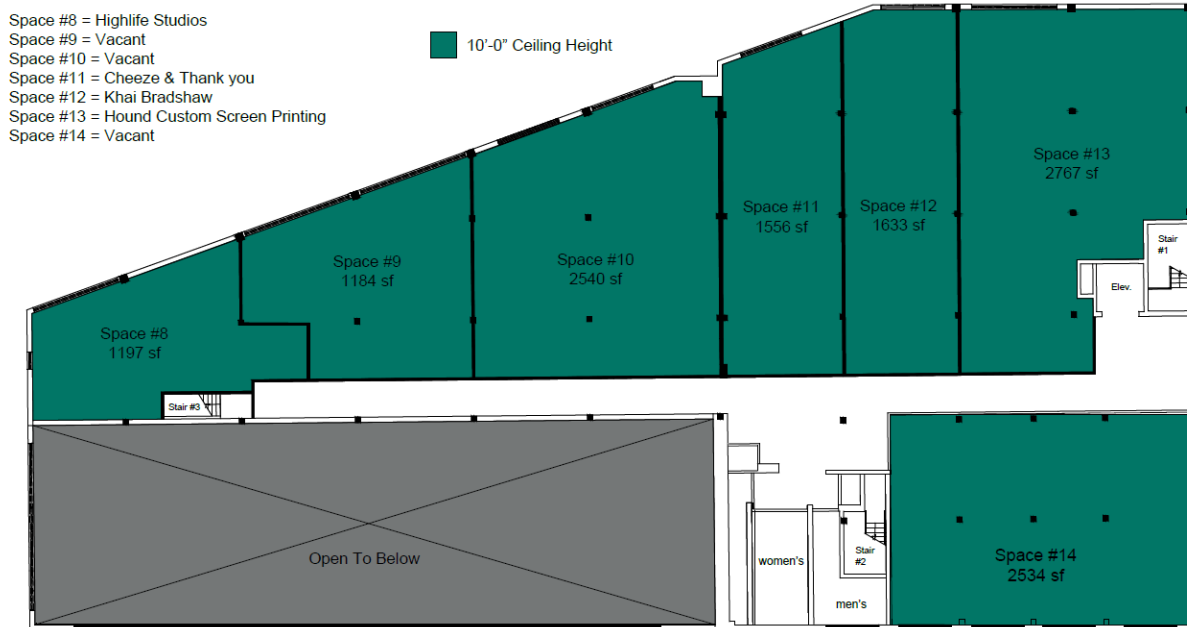
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1st Floor



2nd Floor



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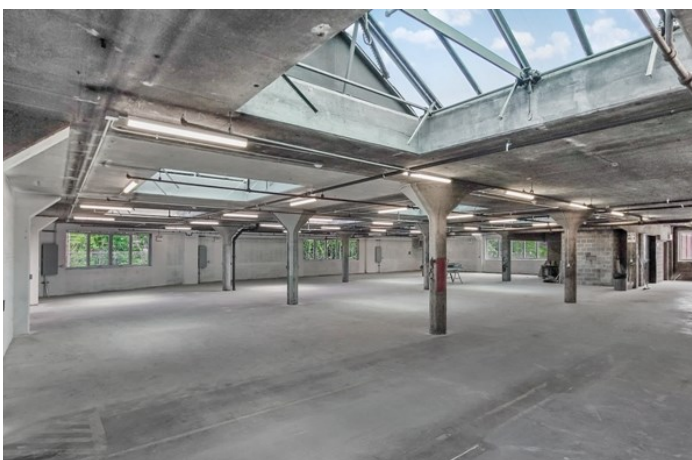
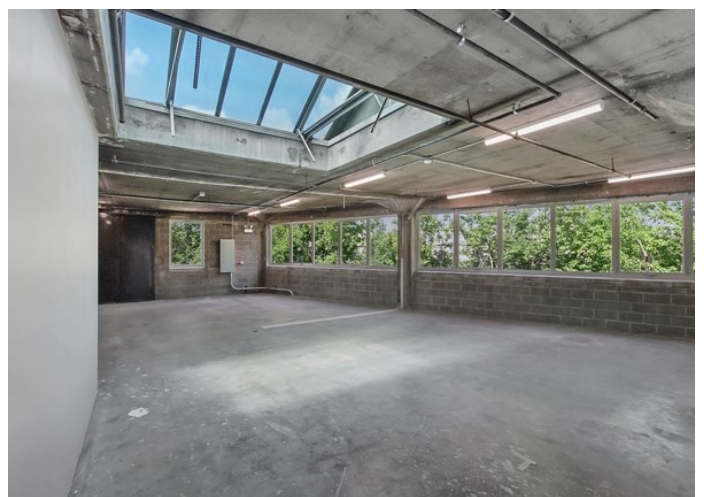
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2ND FLOOR FLEX/OFFICE/INDUSTRIAL SPACES



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