

FOR SALE OR LEASE

3512 N Kostner Ave

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Chicago, IL 60641

PRESENTED BY:

TIM NEWBERG

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,435,000
LEASE RATE:	Negotiable
NUMBER OF UNITS:	1
AVAILABLE SF:	41,400 SF
LOT SIZE:	21,000 SF
BUILDING SIZE:	41,400 SF

PROPERTY DESCRIPTION

This 41,400 SF Industrial building, located on the northwest side of Chicago, is for sale or lease. Five drive-in doors, an exterior loading dock, a freight elevator, and close proximity to a major expressway make this the perfect location for a distribution or manufacturing operation.

One mile to the I-90 Expressway. One block to the CTA bus line at Addison and the Metra MD-N train connecting Chicago Union Station and Fox Lake.

PROPERTY HIGHLIGHTS

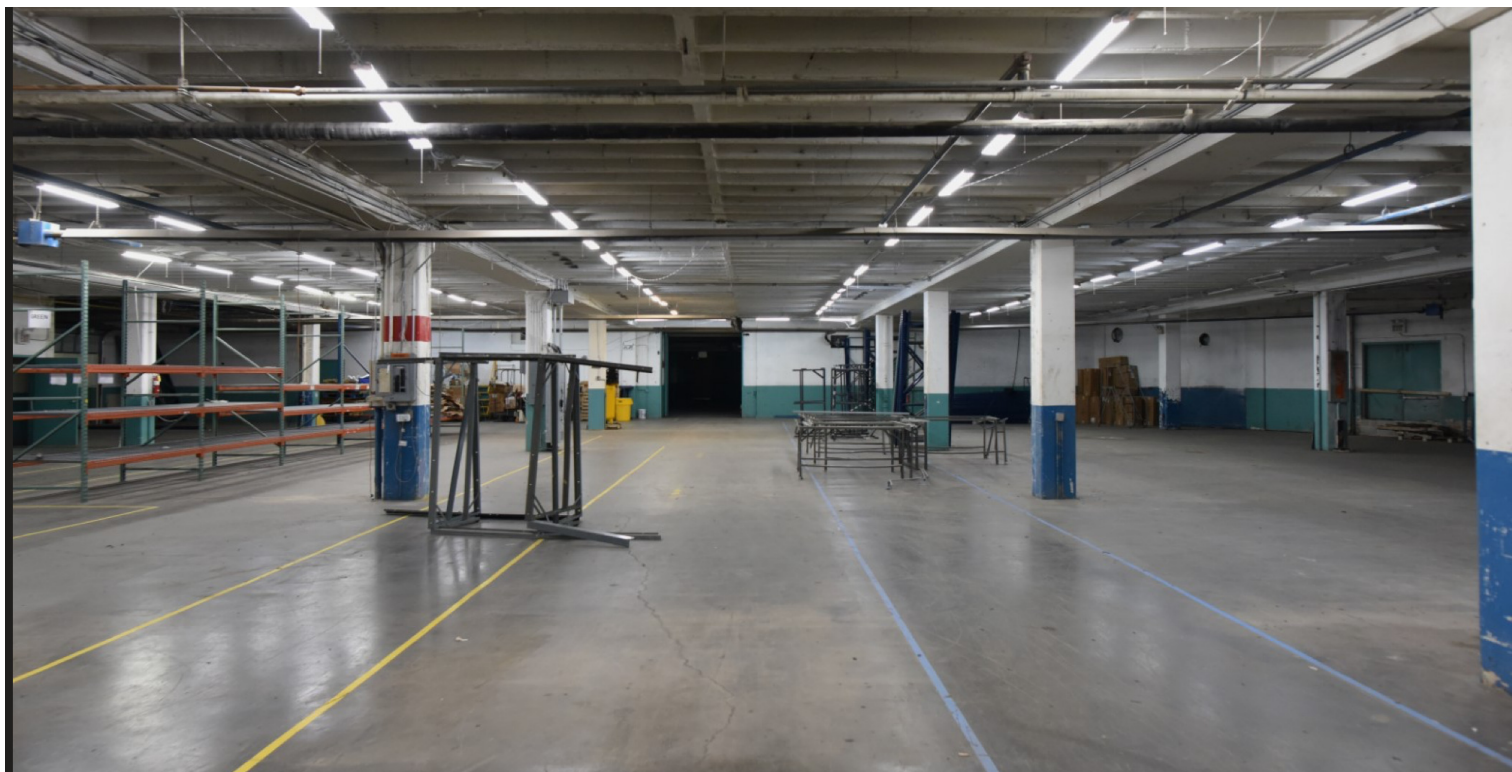
- Ceiling Height: 12'11"
- M1-1 Zoning
- Taxes: \$138,284.00 (2024 paid in 2025)

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ADDITIONAL PHOTOS

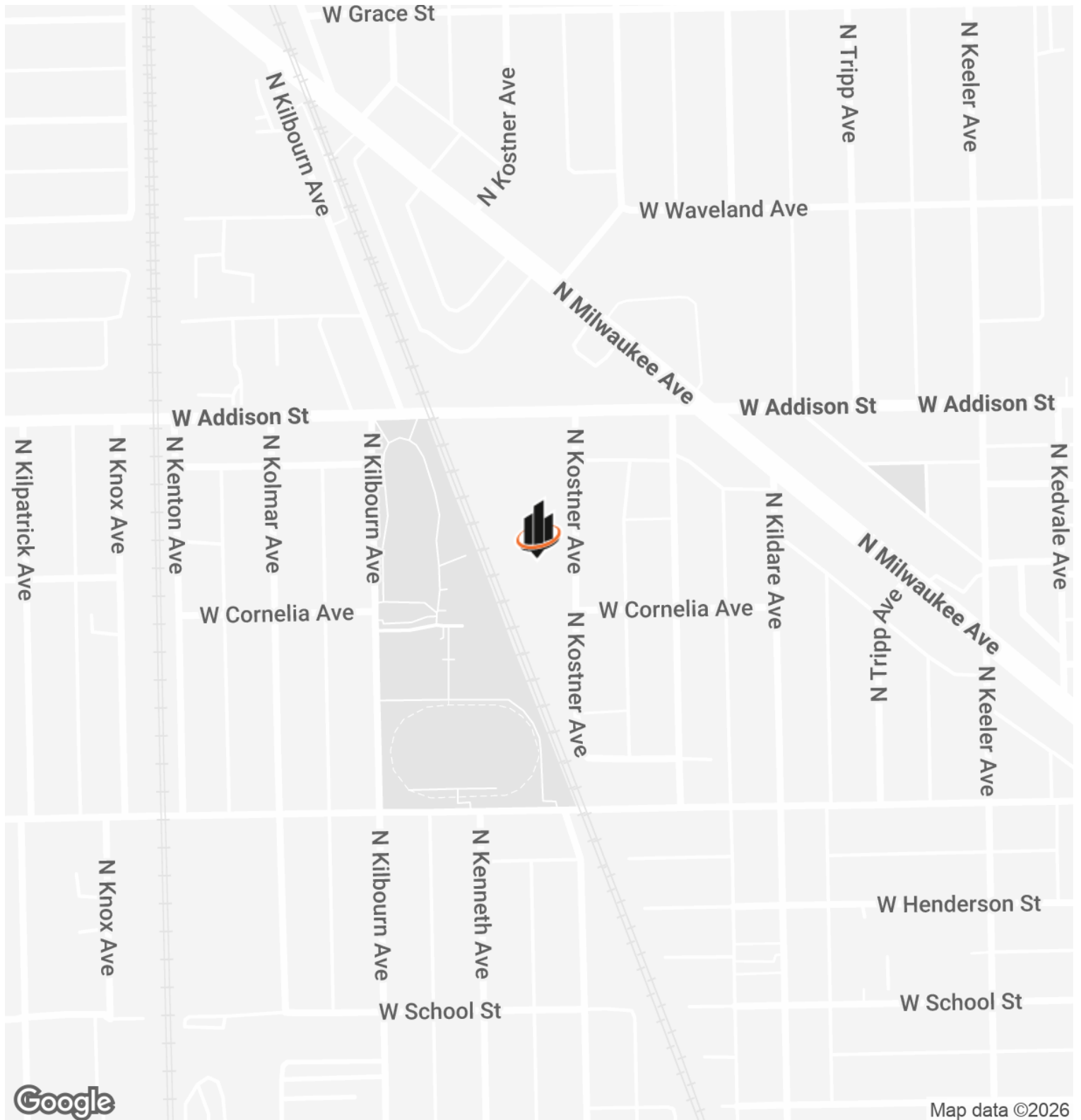


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LOCATION MAP



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DISCLAIMER

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