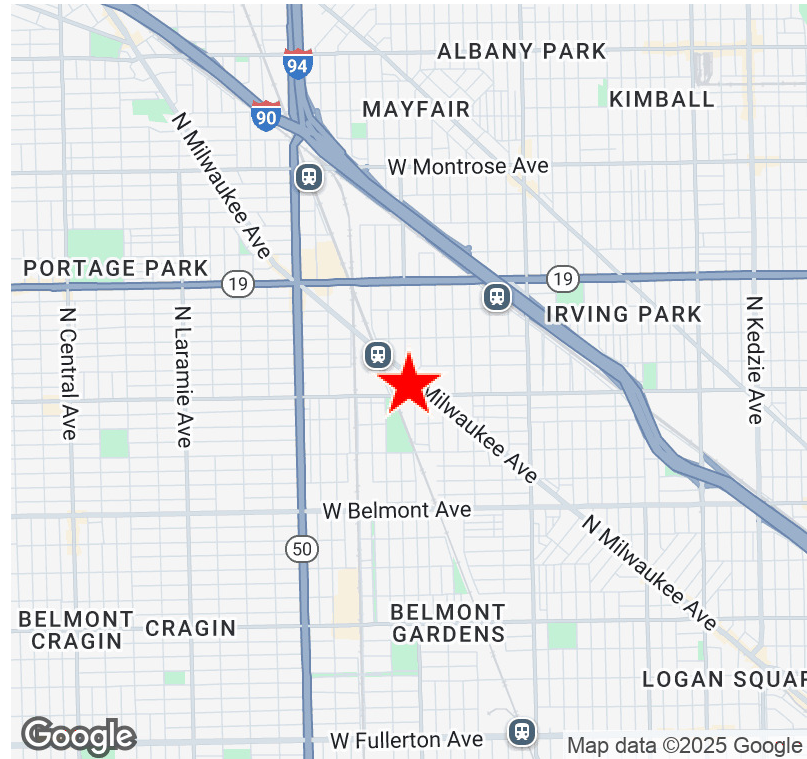


# 3500 N KOSTNER AVE, CHICAGO, IL

Industrial | For Sale / Lease



## OFFERING SUMMARY

Sale Price:	\$1,789,000
Lease Rate:	\$7.00 - 12.50 SF/yr (MG)
Building Size:	30,450 SF
Available SF:	1st -15,225 SF/2nd -15,225 SF
Ceiling Height:	12'
Loading Docks:	3 Exterior
Drive-In Doors:	1
Parking:	12 Spaces
Zoning:	M1-1
Taxes:	\$94,490.56(2024 paid in 2025)

## PROPERTY OVERVIEW

This 30,450 SF industrial property located in the North Chicago Industrial Cluster on the City's northwest side is for sale or lease. 12' ceilings, a drive-in door, 3 exterior loading docks and a freight elevator make this building the ideal space for warehouse, distribution or a manufacturing user. Set up for manufacturing with compressed air-lines.

Zoned M1-1. Just one mile to I-90 Expressway. One block to the CTA bus line on Addison and the Metra MD-N train connecting Chicago's Union Station and Fox Lake. 12 Parking Spaces (3 are tandem).

