

AVAILABLE FOR SALE / LEASE

8256 GRAND AVENUE

RIVER GROVE, IL 60171

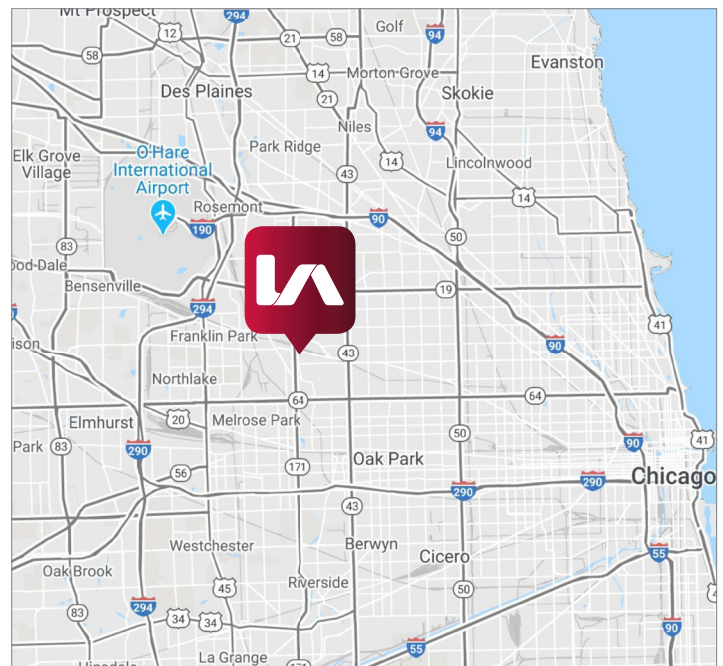
COLD STORAGE FACILITY

PRICE REDUCED!



BUILDING SPECIFICATIONS:

BUILDING SIZE:	±3,700 SF
OFFICE:	±540 SF
SITE SIZE:	0.14 acres
CLEAR HEIGHT:	8' - 11'
LOADING:	› 2 dock doors › 2 drive-in doors
POWER:	200 amps @ 120/240 volts; 3-phase
REAL ESTATE TAXES:	\$19,839.85 (2023 payable 2024)
LEASE RATE:	Subject to offer
SALE PRICE:	\$400,000 \$349,000
COMMENTS:	› Freezers and coolers in-place › Bonus 40' refrigerated ocean container (not included in SF)



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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FREEZER 1:

TEMPERATURE: -10° F

DIMENSION: 15' x 27'

CLEAR HEIGHT: 8'3"

FREEZER 2:

TEMPERATURE: -20° F

DIMENSION: 20'4" x 14'

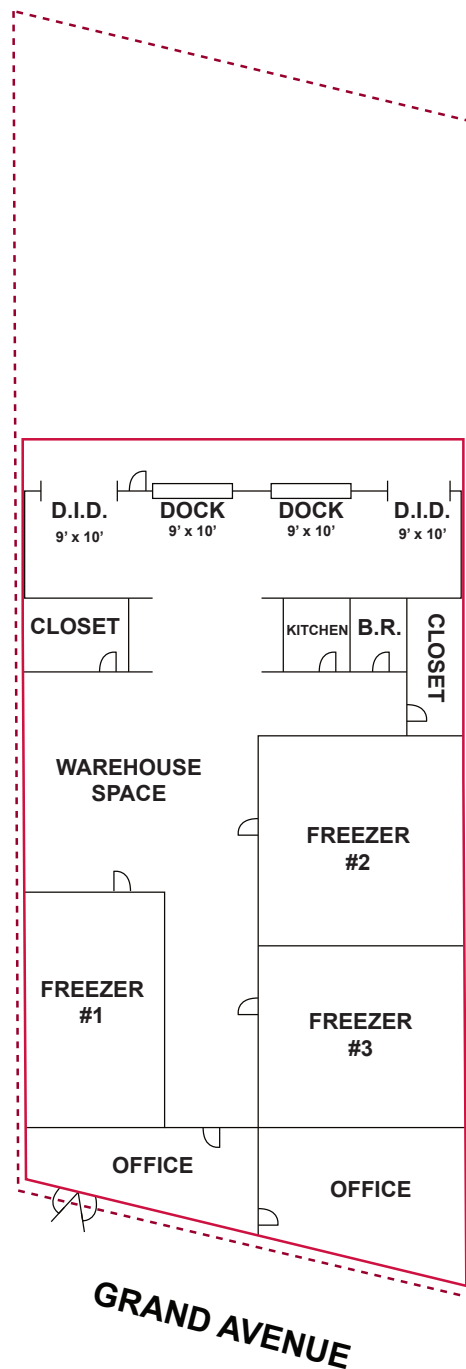
CLEAR HEIGHT: 8'4"

FREEZER 3:

TEMPERATURE: -5° F

DIMENSION: 20'5" x 30'

CLEAR HEIGHT: 8'



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