

# 224 NORTH MAPLEWOOD AVENUE, CHICAGO, IL

Industrial | For Sale / Lease



## OFFERING SUMMARY

|                 |                    |
|-----------------|--------------------|
| Sale Price:     | \$5,450,000.00     |
| Lease Rate:     | \$10.00 SF/yr (NN) |
| Building Size:  | 51,500 SF          |
| Lot Size SF:    | 58,886 SF          |
| Internal Docks: | 4                  |
| External Docks: | 2                  |
| Power:          | 4,800 AMP 3-Phase  |
| Zoning:         | PMD 4A             |
| Taxes(2023):    | \$75,997.00        |

## PROPERTY OVERVIEW

This 51,500 square foot Industrial building in Kinzie Industrial Corridor is for sale or lease. Extremely efficient and clean warehouse/production space. Updated office space with central HVAC. Heavy loading capabilities include 4 internal recessed loading docks and two external truck-level docks. 32' x 44' open spans between columns. 13' clear height ceilings. Heavy power. Fully sprinklered. 11 gated parking spots plus ample street parking. Close to Downtown Chicago, I-290 Expressway and major corridors.



Above information is from sources believed reliable. No responsibility is taken for errors or omissions. Property is offered subject to change in status or withdrawal without notice.

NICK SARACENO

847.331.1339 | nsaraceno@ctkcp.com

HOWARD CAPLAN

312.337.4052 | hcaplan@ctkcp.com

STEVE AARONSON

312.339.2220 | saaronson@ctkcp.com

CTK CHICAGO PARTNERS-CITY PROPERTIES

1659 West Hubbard, Chicago, IL 60622

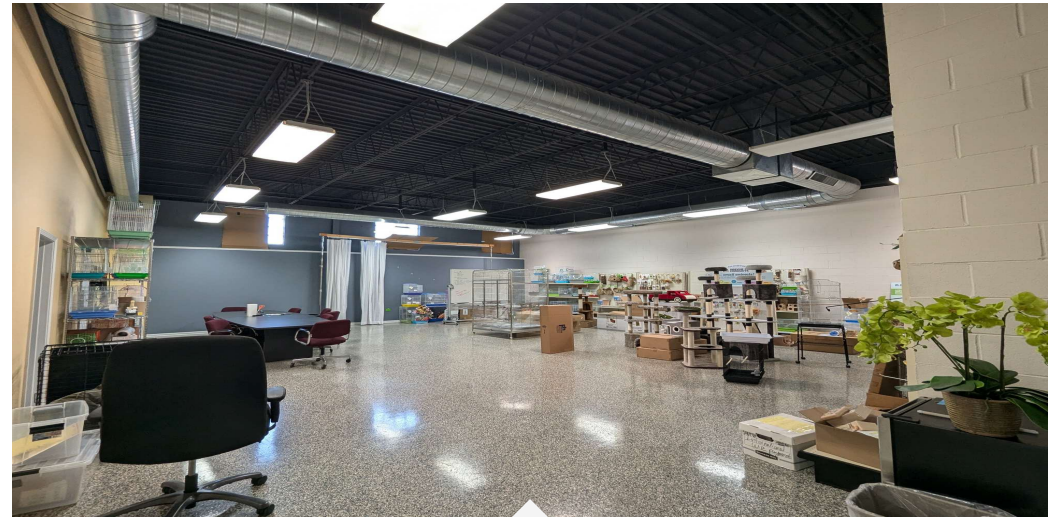
312.337.1010

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- PROPERTY STRENGTHS AND AMENITIES
- 51,500 Square Feet
- 13' Clear Ceiling
- 32' x 43' Bay Size (varies)
- Updated 5,200 Square Foot Office Area
- Four 60' Recessed Docks Capable of Handling 53' Trailers
- Two External Truck-Level Docks
- Heavy Power --4,800 AMP 3-Phase
- Fully Sprinklered



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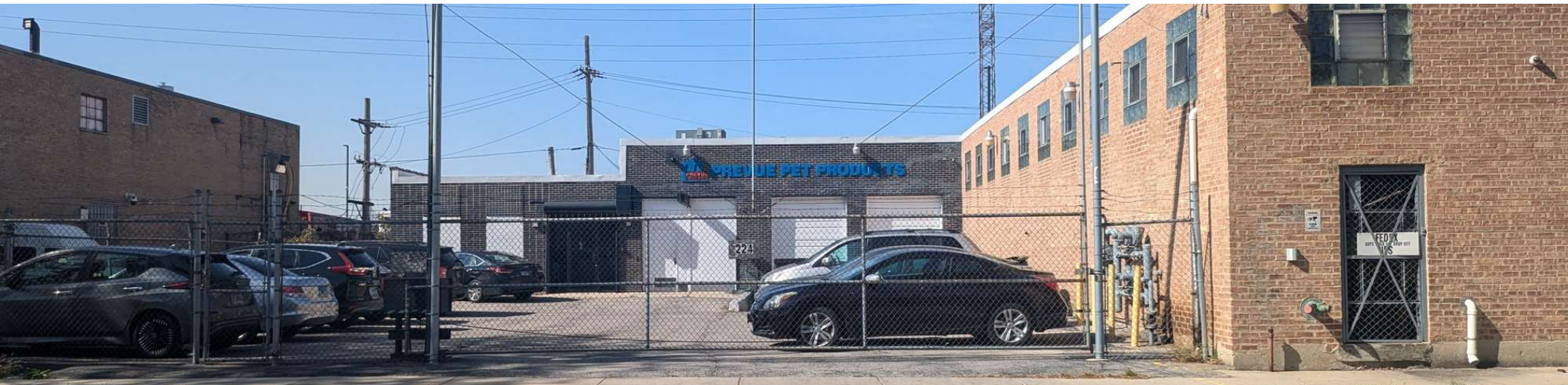
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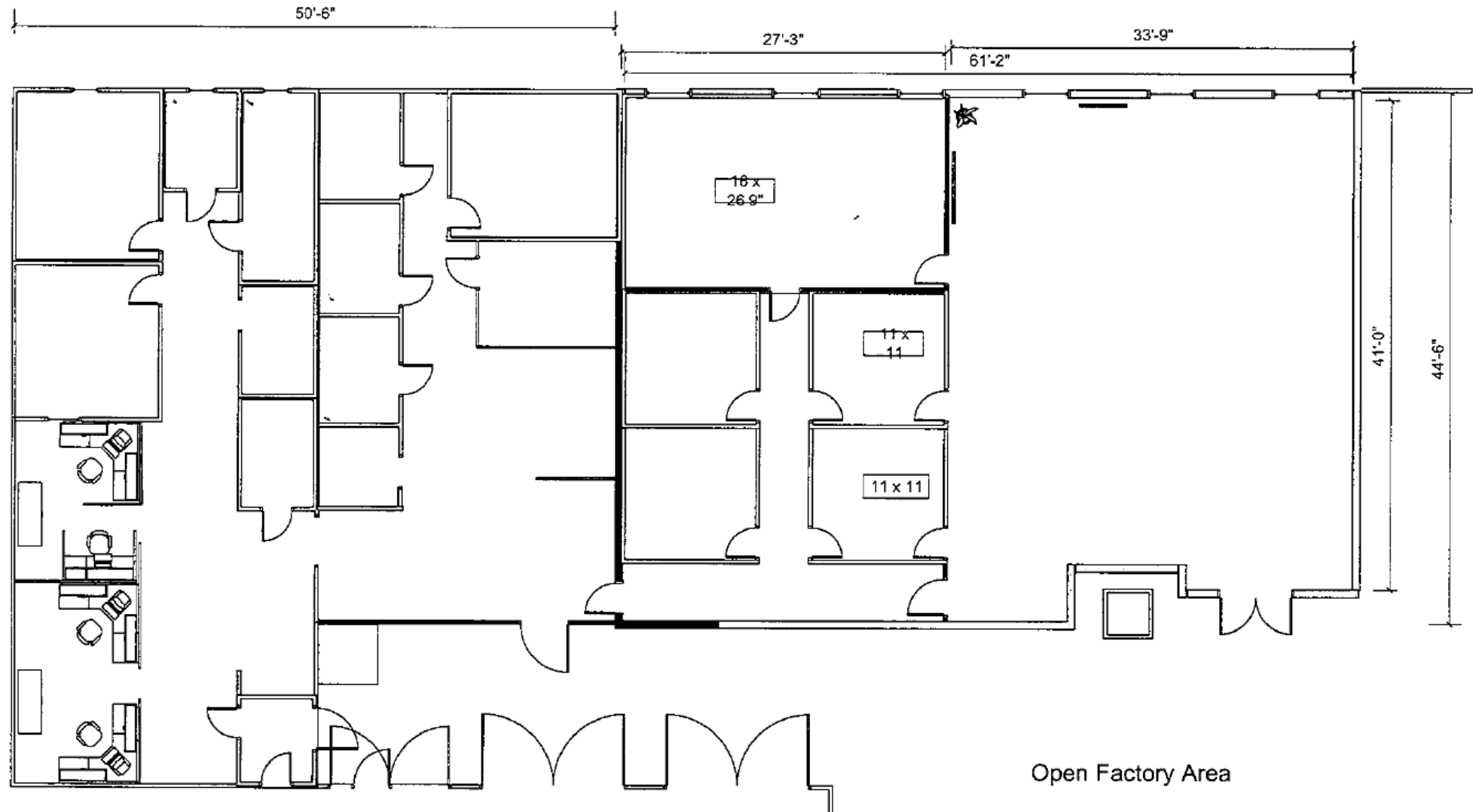
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