



FOR SALE OR LEASE: Clean and Well Cared For Building

BUILDING SIZE: 30,458 SF

LOT SIZE: 1.1 Acre

OFFICE: Approx. 2,600 SF

TRUCK LOADING: 1 Drive-In Door, 2 Interior Docks

CEILING: 13'

SPRINKLERS: Wet

PARKING: Approx. 25 Cars

TAXES (2023): \$71,129 (\$2.33 PSF)

LEASE RATE: \$5.75 Net

SALE PRICE: \$2,100,000



HIGHLIGHTS

- Very few buildings available in the market
- Clean and well cared for
- PIN: 13-18-100-093-0000

SCAN FOR LISTING



FLOOR PLAN



Facility Highlights



APPROX. 24
PARKING SPACES



SOUGHT-AFTER
LOCATION



One minute from
Harlem Ave.
Amenities

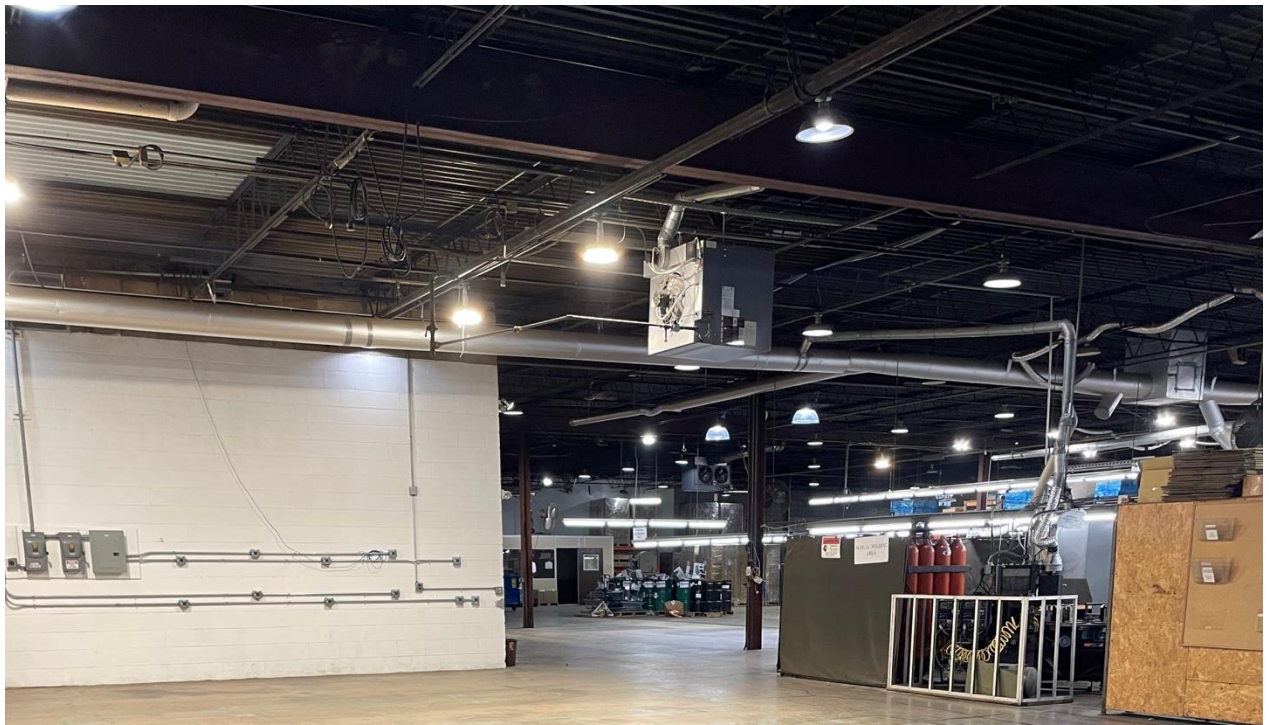
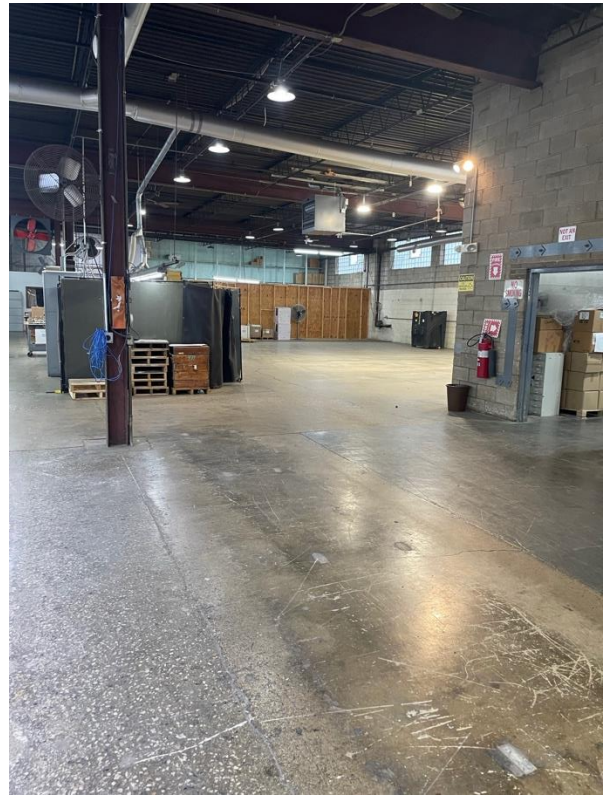


CLEAN &
WELL-
MAINTAINED

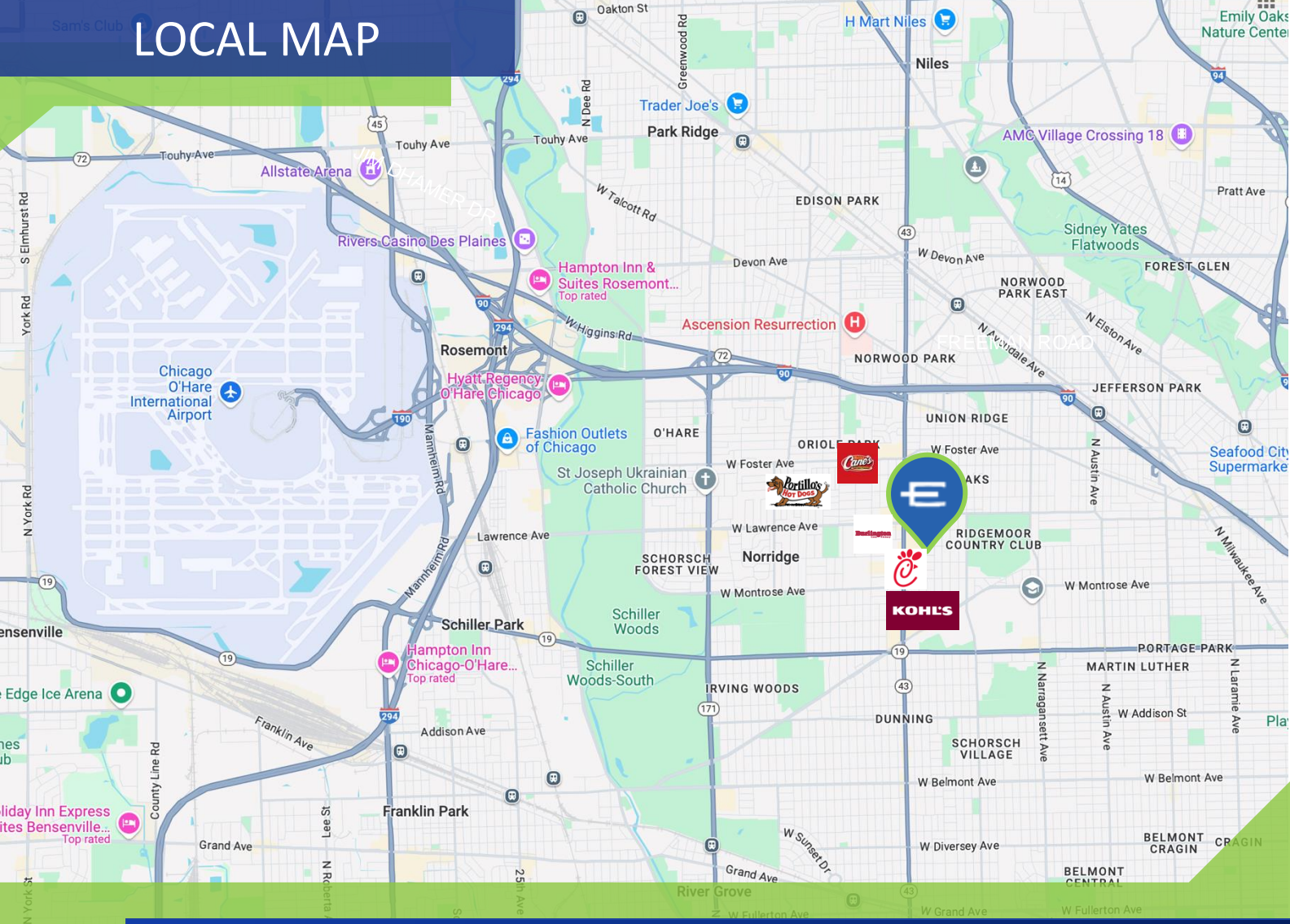
PHOTOS



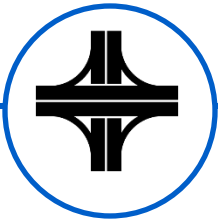
PHOTOS



LOCAL MAP



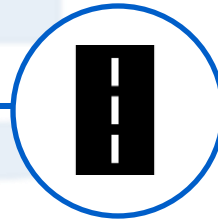
SCAN FOR MAP VIEW



**Access To I-90/
I-94/I-294**



**7 Miles from
O'Hare Intl.
Airport**



**1 Min. from
Harlem Ave.**



**13 Miles from
Chicago Loop**

ENTRE
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