

# 3512 N KOSTNER AVE, CHICAGO, IL

Industrial | For Sale / Lease



## OFFERING SUMMARY

Sale Price:	\$2,435,000
Lease Rate:	\$7.00 (2nd Floor) - \$12.50 (1st Floor) SF/yr (MG)
Building Size:	41,400 SF
Ceiling Height:	12' 11"
Drive-In Doors:	5
Loading Dock:	1 Exterior
Zoning:	M1-1
Taxes:	\$138,284.00 (2024 paid in 2025)



## PROPERTY OVERVIEW

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 major expressway make this the perfect location for a distribution or manufacturing operation.

One mile to 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.



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.

CTK CHICAGO PARTNERS-CITY PROPERTIES | 1659 West Hubbard, Chicago, IL 60622 | 312.337.1010 | ctkchicagopartners.com

TIM NEWBERG

312.399.0770 | tnewberg@ctkcp.com

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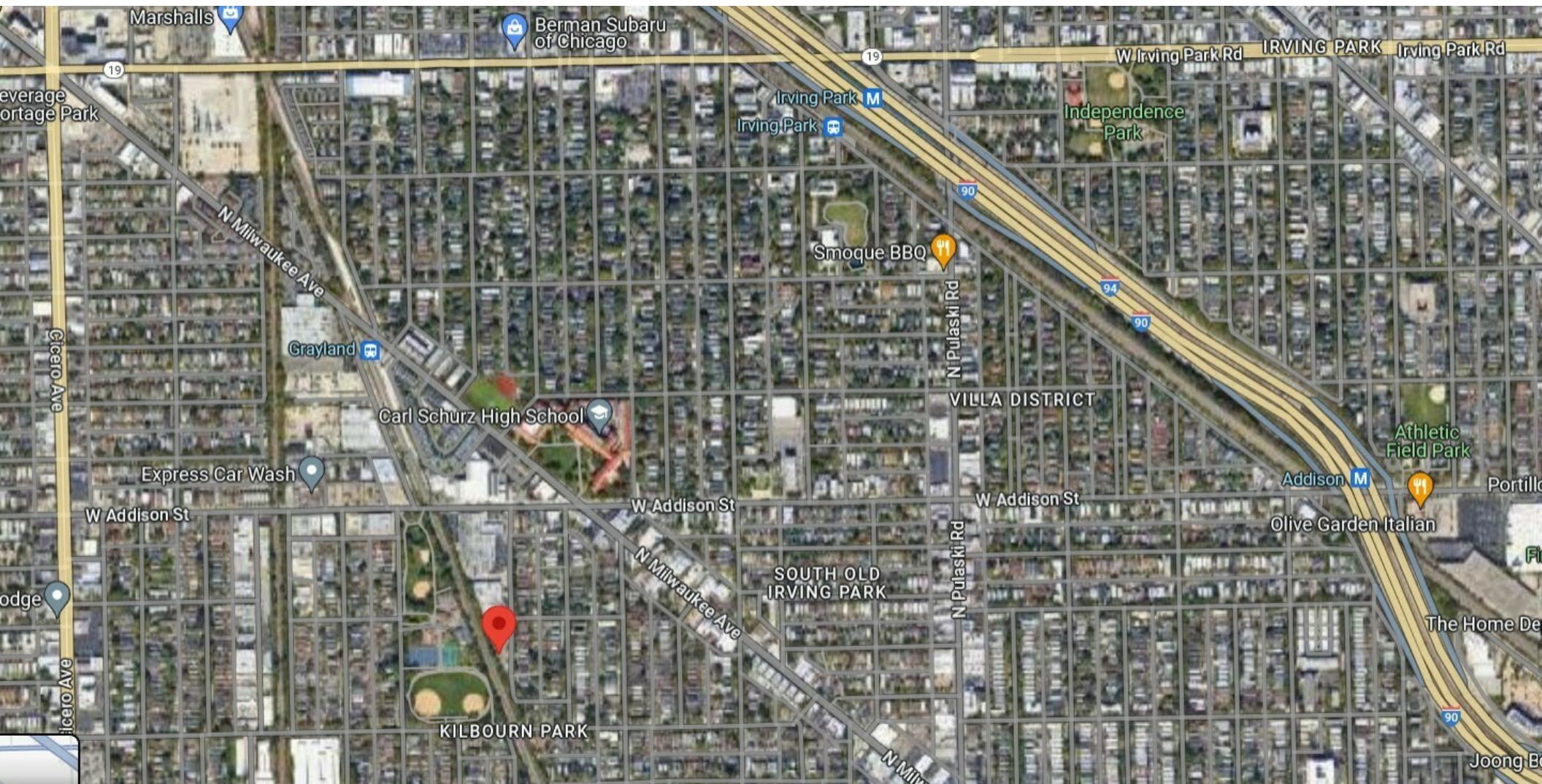
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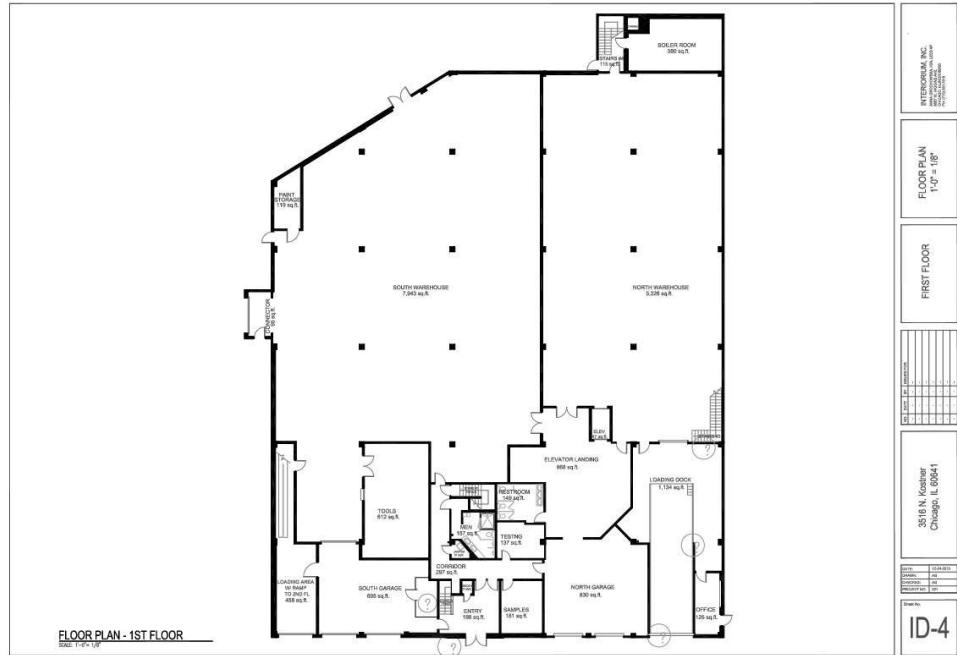
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## First Floor Plan



## Second Floor Plan



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