

EXCELLENT FRONTAGE ALONG KEDZIE AVENUE



Building Features

Building Size	40,000 SF
Office Size	+/- 10,000 SF
Site Size	1.35 acres
Clear Height	11.5' - 20'
Power	600 amps@240 volts
Docks	2 exterior
DID	4 Drive-in doors
Parking	27 cars and street
Zoning	Commercial
HVAC	Fully A/C
Asking Price	Subject to Offer

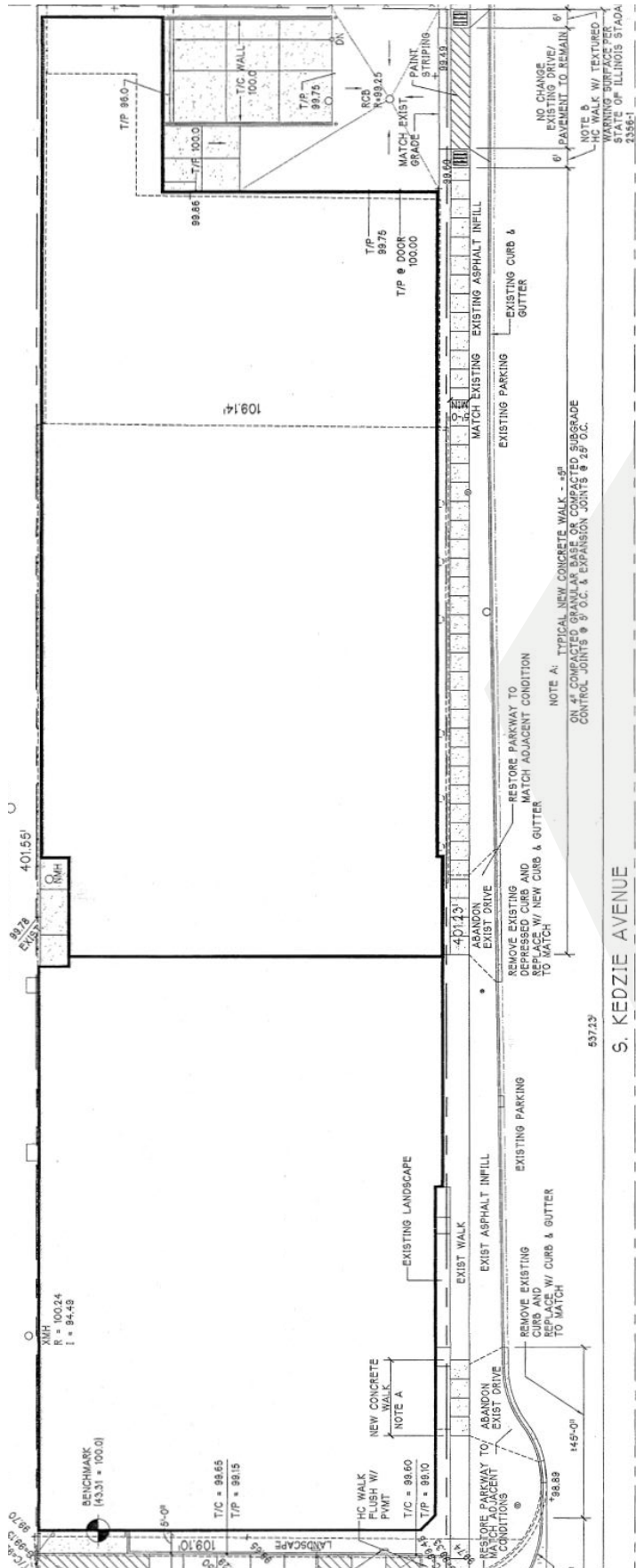


Zeke Rowan
Principal
zeke.rowan@avisonyoung.com
847.637.0708

Adam Haefner
Principal
adam.haefner@avisonyoung.com
847.637.0704

Marty Mikaitis
Principal
martin.mikaitis@avisonyoung.com
847.886.0224

Nick Fazio
Associate
nick.fazio@avisonyoung.com
847.232.8604



Loading



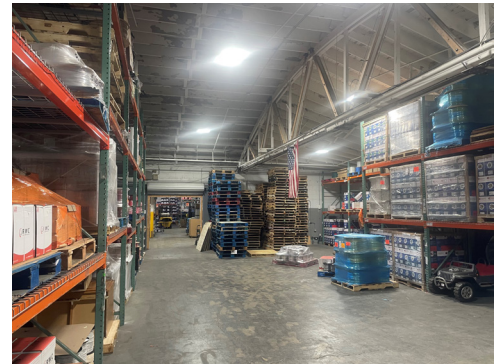
Office



Exterior



Warehouse



Other Attractive Building Features Include:

- ***User/Investor Opportunity***
- ***Industrial/Flex building with parking***
- ***Existing Income***
- ***Frontage on Kedzie Avenue***
- ***20,000 Cars per day***
- ***Located in Business Friendly Evergreen Park***

Zeke Rowan
Principal
zeke.rowan@avisonyoung.com
847.637.0708

Adam Haefner
Principal
adam.haefner@avisonyoung.com
847.637.0704

Marty Mikaitis
Principal
martin.mikaitis@avisonyoung.com
847.886.0224

Nick Fazio
Associate
nick.fazio@avisonyoung.com
847.232.8604