

STRAUSS

REALTY, LTD.

4711 N. LAMON AVE.
CHICAGO, IL 60630

USER/INVESTMENT OPPORTUNITY MULTI-TENANT INDUSTRIAL BUILDING FOR SALE



SALE OFFERING

Asking Price:	\$4,250,000 \$3,999,000
Size:	41,432 SF Building 24,463 SF Land
# of Stories:	Partial 2-Story
# of Docks:	2, Interior Recessed
# of Drive-in Doors:	2
Power:	2,000 amps
Zoning:	M1-1
Sub-Market:	Jefferson Park
Ward / Alderman:	45th Ward—Alderman James M. Gardiner
Taxes (2024):	\$108,779
Occupancy:	80%

HIGHLIGHTS

- Partial two-story multi-tenant industrial building for sale in Jefferson Park.
- 80% of property is occupied.
- Fully sprinklered building.
- New LED lights, windows, bathrooms and roof.
- New electric service fully distributed within the space.
- Skylights throughout.
- Freight elevator, located across from loading.
- 24/7/365 access to building. Access controlled by Brivo.
- Onsite parking and abundance of street parking.



CRAIG WOLF

847-989-9653

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STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

This flyer was produced using data from private and government sources deemed reliable. The information herein is provided without representation.

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PROPERTY HIGHLIGHTS

The fully renovated 41,432 SF, two story office/industrial building, sits upon 24,463 SF of land with abundant public parking on Lamon Avenue. The property is located in between two of Chicago's main highways, I-90 & I-94. In addition, both the Mayfair Metra and CTA Blue Line have stops within a half mile, making this location an ideally situated office or workspace for employees.

The building is currently zoned M1-1 and is equipped with heavy power. The building is fully sprinklered.

Public Transit: 0.5 Miles to CTA/Metra

Highway Access: 0.5 Miles to I-90/94

FULLY RESTORED



MAX WEIGHT 8,000 LBS

RENOVATED
RESTROOMS



AMPLE
NATURAL
LIGHTING

LOAD
BEARING
SECOND
FLOOR

2,000 AMPS
ELECTRIC
POWER

FULLY
SPRINKLERED

AVAILABLE
PARKING

UP TO 33'
CEILING HEIGHTS



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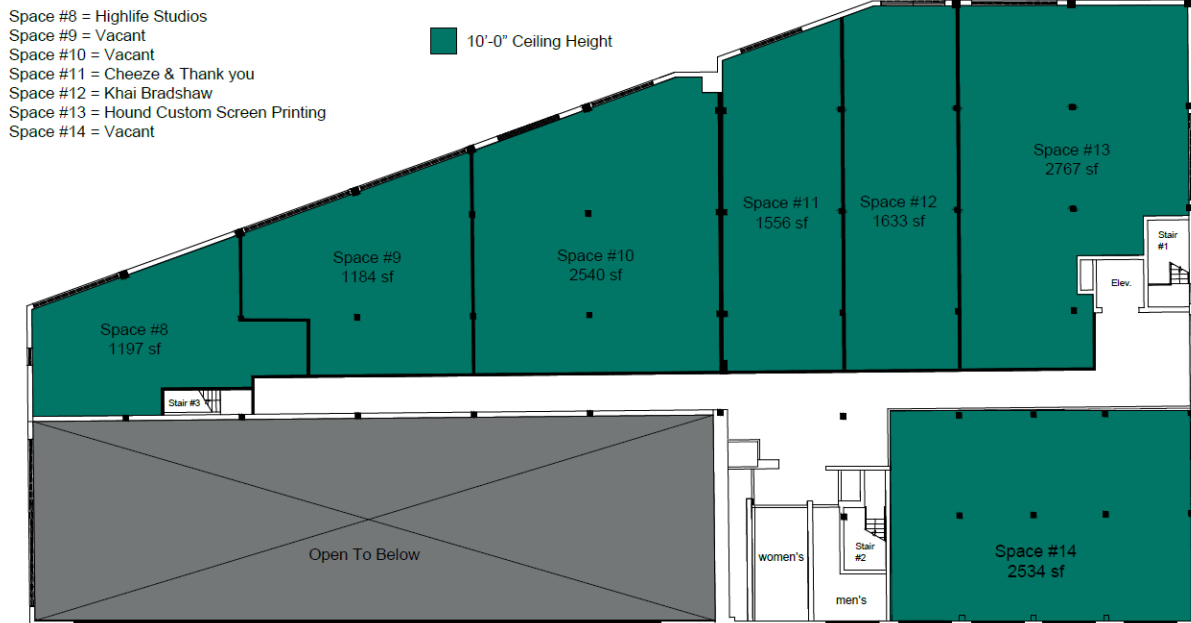
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1st Floor



2nd Floor



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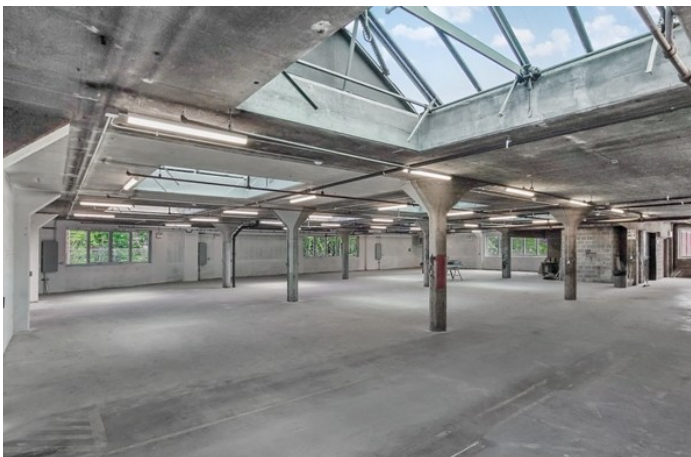
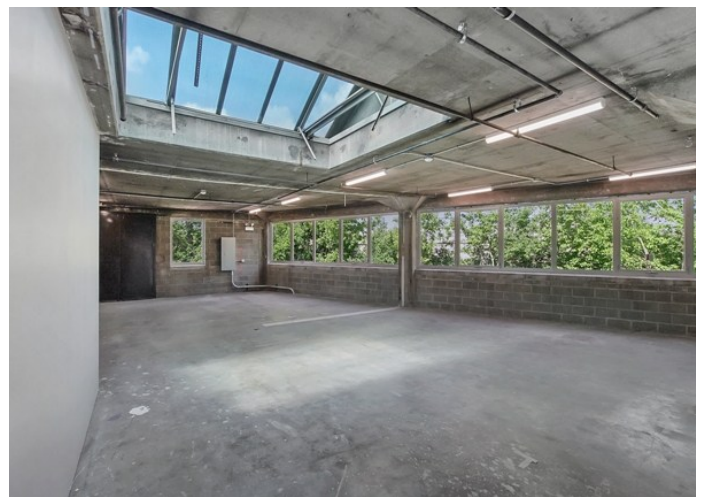
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2ND FLOOR
FLEX/OFFICE/INDUSTRIAL SPACES



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