

FOOD PRODUCTION BUILDING AVAILABLE FOR SALE

2300 17TH AVE, FRANKLIN PARK, IL 60131



SPECIFICATIONS

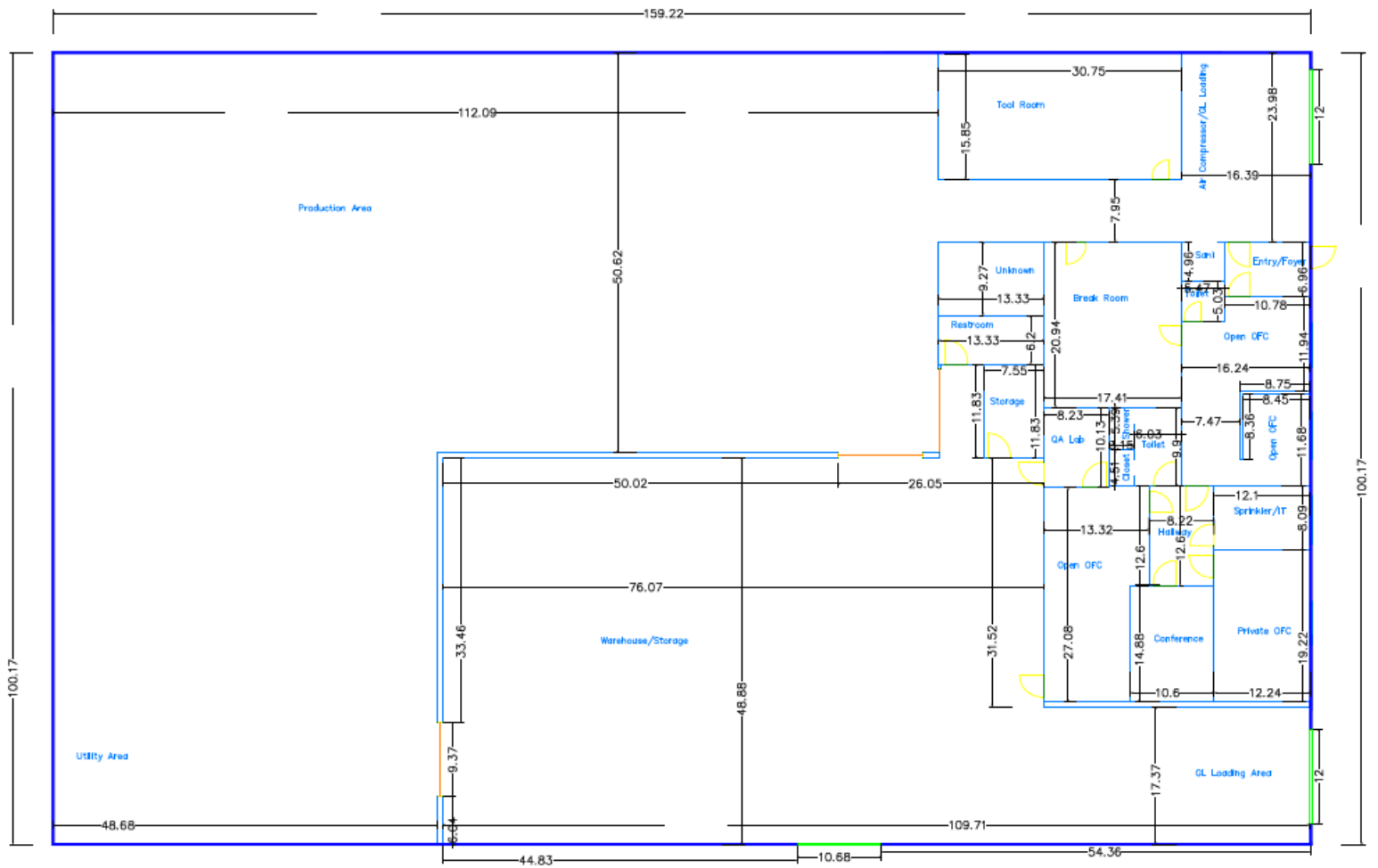
Building Size	± 15,823 SF
Land Size	±0.85 Acres
Office	± 1,600 SF
Ceiling Height	14' Clear
Loading	3 Drive-in doors (2) 14' x 12' (1) 10' x 10'
Parking	± 25 spaces
Power	Two Services <ul style="list-style-type: none">• 400A 120/240V 3P• 400A 120/208V 3P
Sprinklered	Yes
Zoning	I-2 (Franklin Park)
Sale Price:	\$1,406,200 (\$89 PSF)
Property Taxes (2025 Payable)	\$3.82 PSF (\$60,412.67)

PROPERTY HIGHLIGHTS

- Food processing/Production Building
- Partially Air-conditioned warehouse
- Air/Steam/Water/Floor Drains lines throughout production space
- Good parking for area
- Current Occupant has SQF Certification
- New Roof 2018 (20 Year Warranty)

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FLOOR PLAN

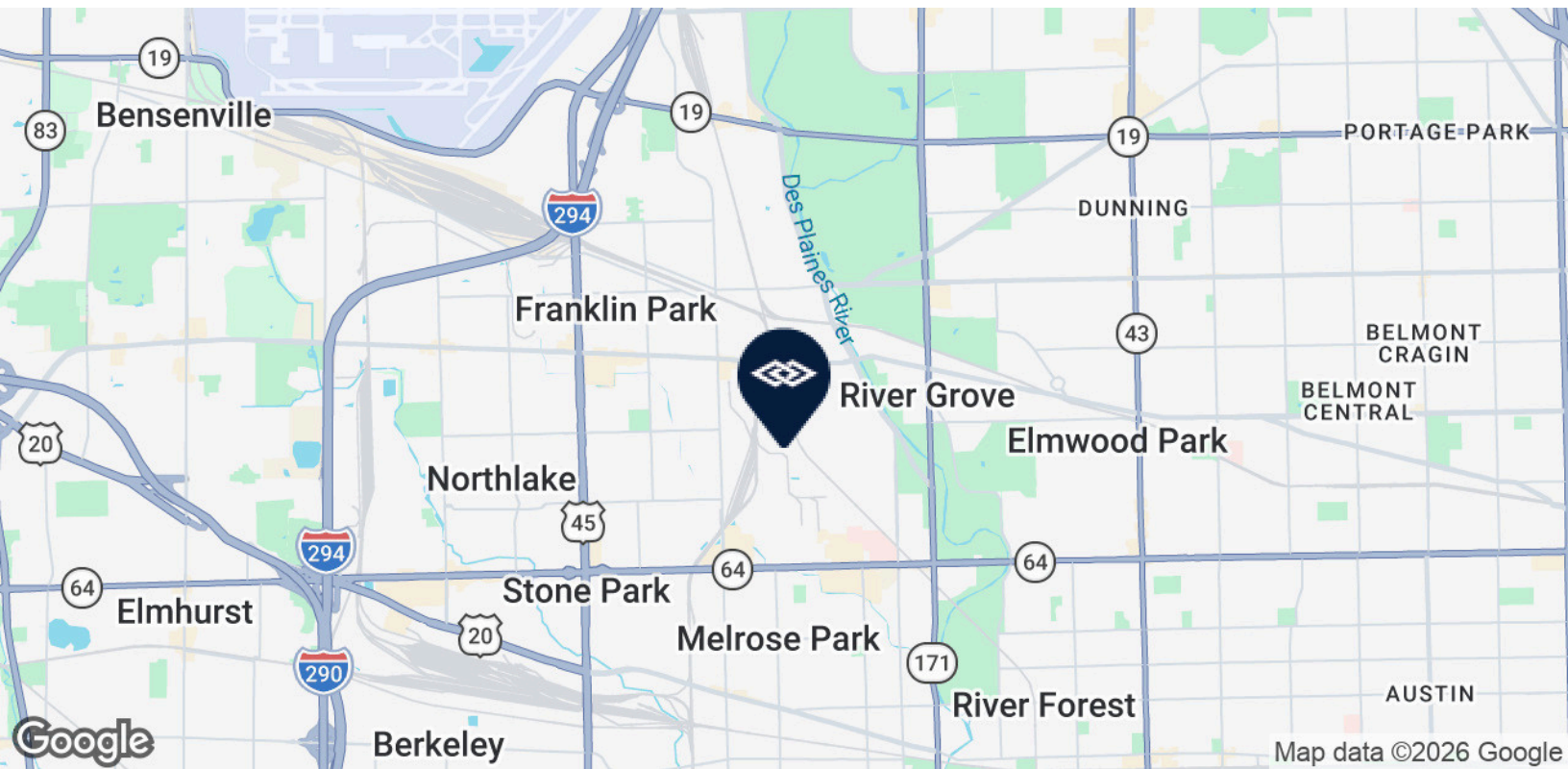


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Submitted subject to error, change in status, or withdrawal without notice.