

## FOR SALE OR LEASE CLEAR SPAN INDUSTRIAL/WAREHOUSE BUILDING



Solidly constructed 5,500 SF industrial/warehouse building with clear span. Newer roof, 5 parking spaces and 1 drive-in door. Prime central Chicago location! Perfect for manufacturing, warehousing, contractor, or commercial development. *Expansion Potential: Can combine with 1310 cicero (additional building for sale) for 11,750 SF on 18,750 SF of land.*

<b>Size:</b>	±5,500 SF Building on ±6,500 SF Land
<b>Price:</b>	<del>\$595,000</del> \$499,000
<b>Rental Rate:</b>	Subject to Offer
<b>Zoning:</b>	C1-1
<b>Parking:</b>	5 Parking Spaces
<b>Taxes:</b>	\$13,753 (2023)
<b>Drive-In Door:</b>	1 Drive-In Door (10'x10')
<b>Power:</b>	240VAC, 3-Phase, 200A
<b>Clear Height:</b>	11' to Bottom of Truss 15' to Highest Point



ADAM SCHNEIDERMAN, SIOR

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STRAUSS REALTY, LTD.

4220 W. MONTROSE AVE.

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

## Amenities and Transportation Map



Walmart, Home Depot, Menards, Walgreens, CVS, and Washington Square Mall are all less than 1 mile away from this prime location.

Nearby companies include Coca-Cola Vending, Mr. Corner Auto Sales, United Scaffolding Inc., El Primo Auto Sales, Allied Metal, Ribbon Webbing Corporation, Windy City Iron & Metal, O'Leary's Contractors Equipment, Osorio Metals Supply Inc.



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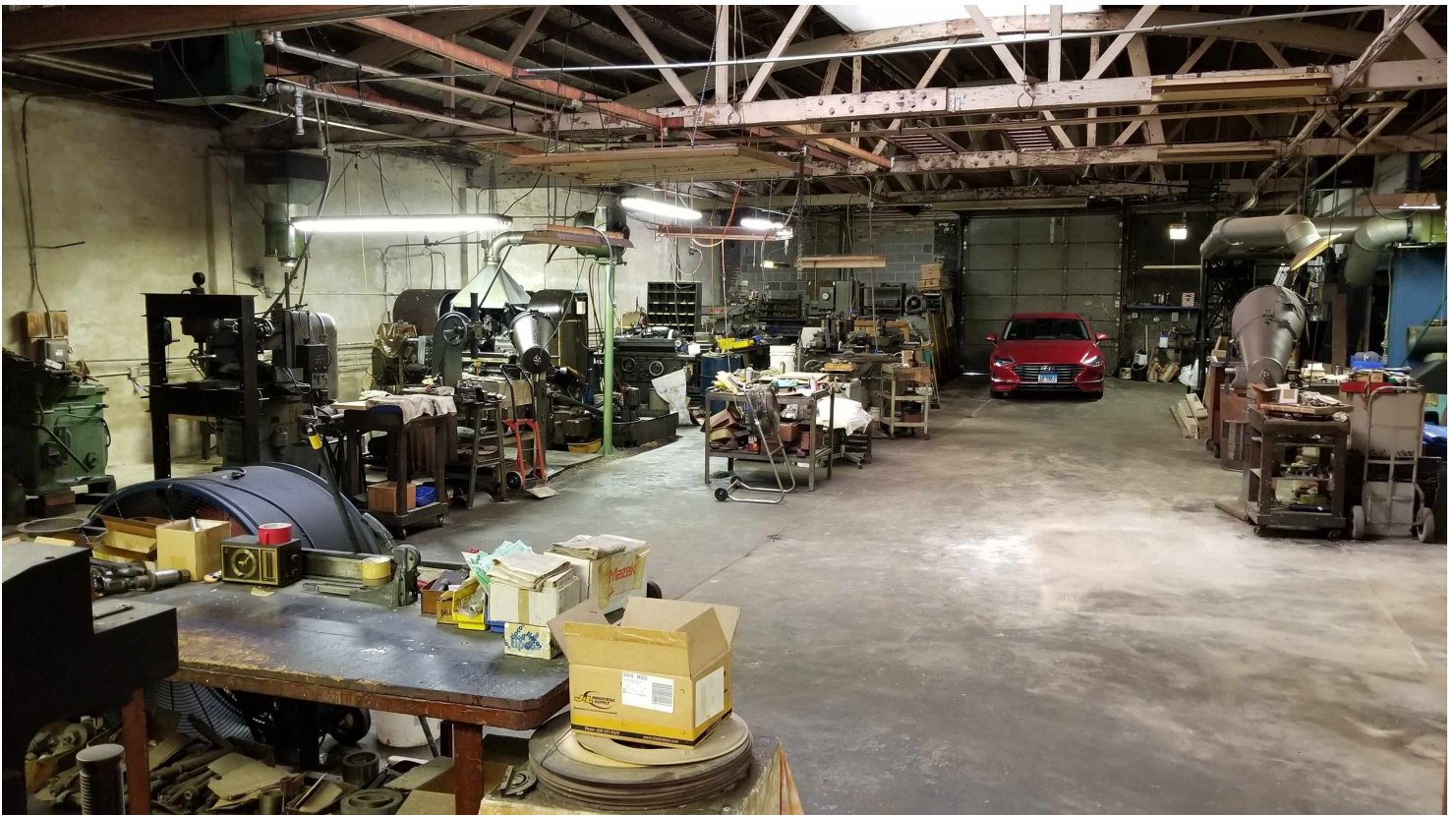
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## Interior



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## Office



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