

Industrial | For Sale or Lease

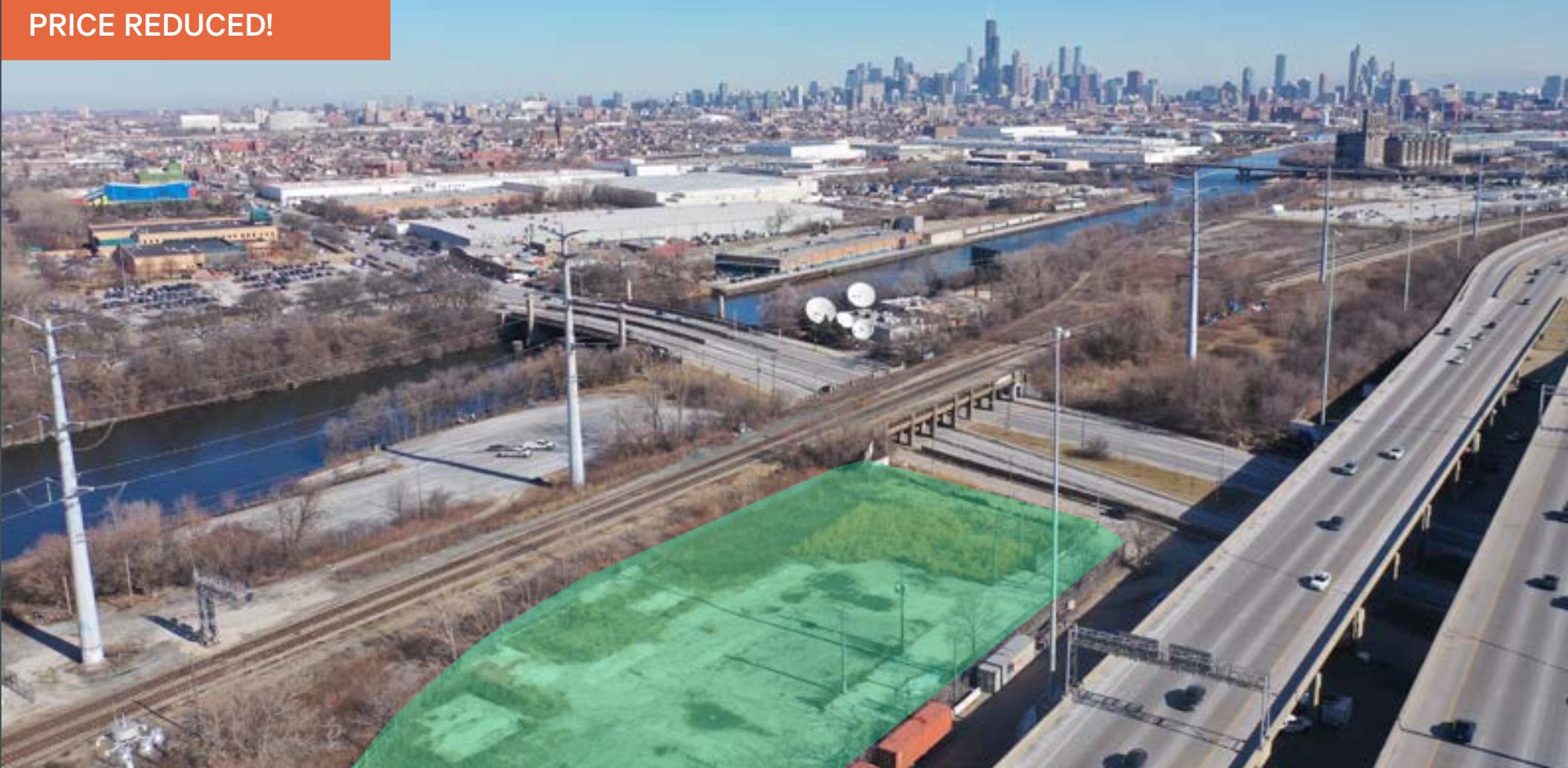
# 3200 S Western Avenue

Chicago, IL 60608

**CBRE**

**±2.20 ACRES AVAILABLE FOR SALE OR LEASE - IDEAL FOR REDEVELOPMENT OR OUTSIDE STORAGE**

**PRICE REDUCED!**



# Property Overview

## PROPERTY SPECS

**TOTAL SITE SIZE:** ±2.20 acres

**ZONING:** M3-3 (*potential permitted uses listed below*)

**2024 TAXES:** \$33,983.00 (*estimate*)

**ASKING SALE PRICE:** \$2,400,000 \$2,250,000

**ASKING LEASE PRICE:** \$9,000/acre/month gross

## PROPERTY HIGHLIGHTS

Former heavy manufacturing facility

Ideal for trailer parking or outside storage

Rare I-55 site with Western Avenue visibility

Utilities to site with heavy power

1 mile to I-55 full interchange & 15 minutes to Downtown Chicago

Access to a strong labor pool

Located in Enterprise Zone 1

## PERMITTED M3-3 USES

Distribution/warehouse	Manufacturing
Auto repair	Building material sales/storage
Auto sales	Industrial fueling sales/storage
Towing yard	Class I-III recycling
Equipment sales/storage	Self-storage



# Conceptual IOS Plan





1.0 MILE TO  
I-55 FULL  
INTERCHANGE



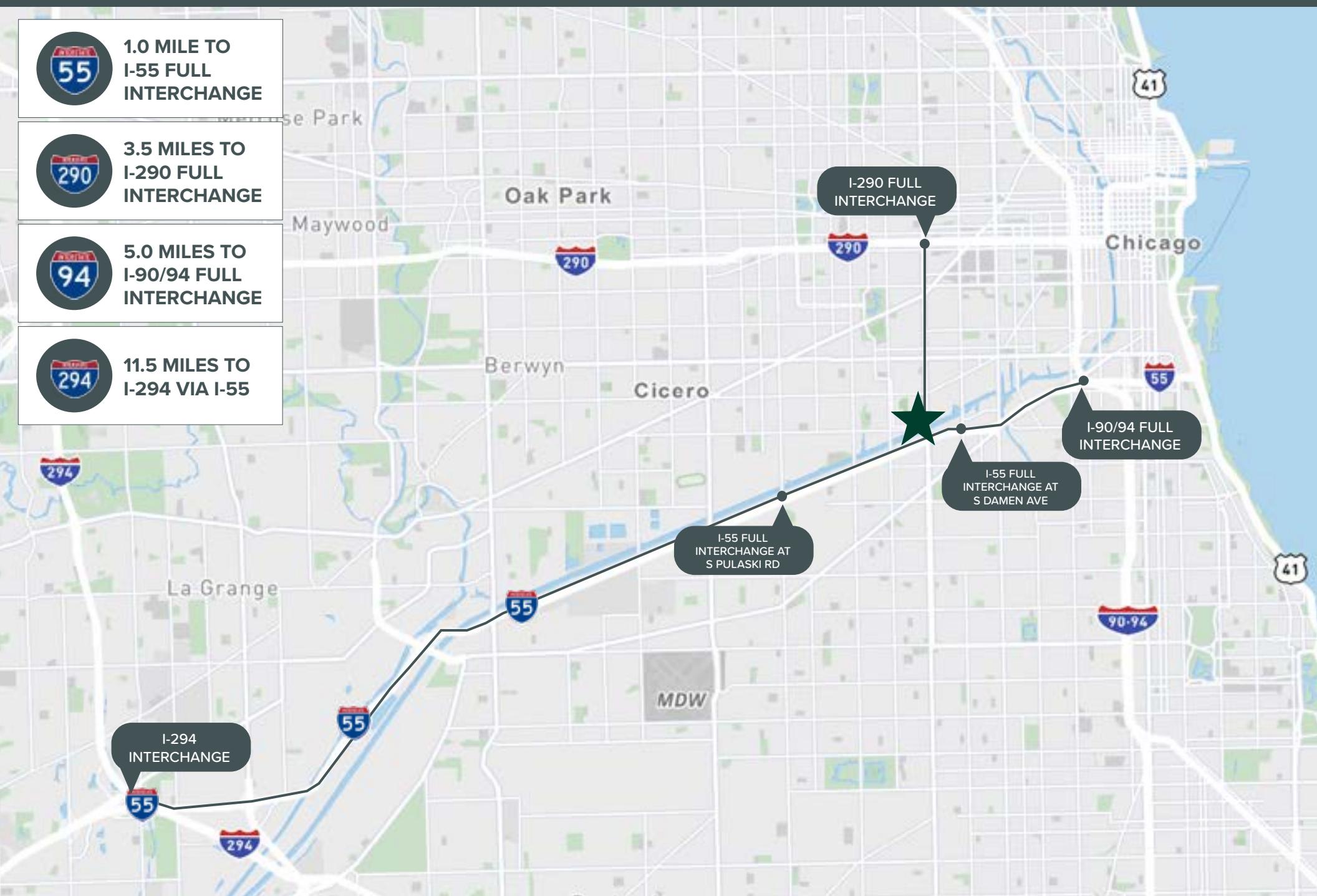
3.5 MILES TO  
I-290 FULL  
INTERCHANGE



5.0 MILES TO  
I-90/94 FULL  
INTERCHANGE



11.5 MILES TO  
I-294 VIA I-55





## Contact Us

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