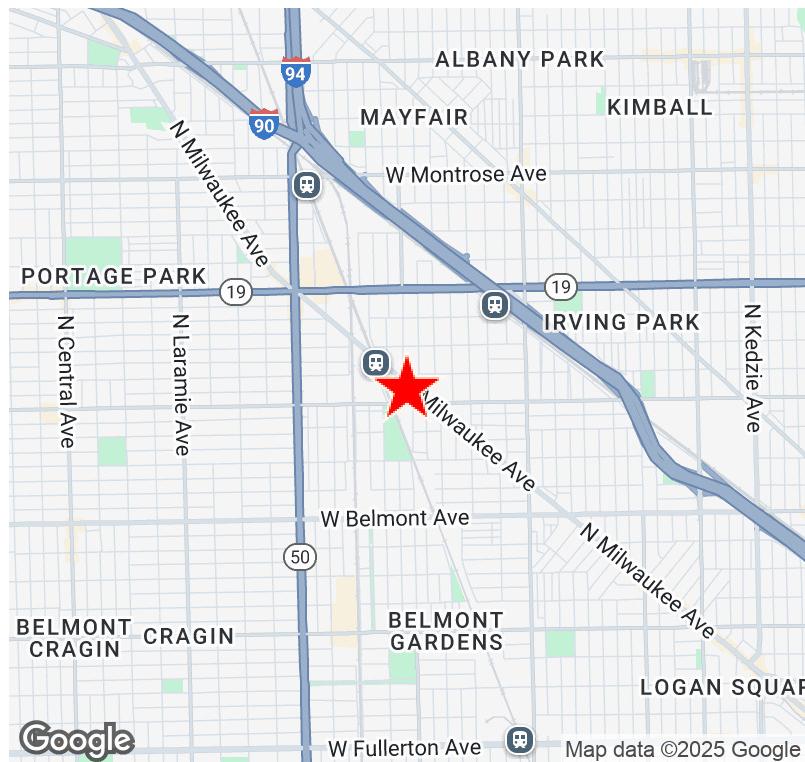


3512 N KOSTNER AVE, CHICAGO, IL

Industrial | For Sale / Lease



OFFERING SUMMARY

| | |
|-----------------|---------------------------------|
| Sale Price: | \$2,435,000 |
| Lease Rate: | \$7.00 - 12.50 SF/yr (MG) |
| Building Size: | 41,400 SF |
| Ceiling Height: | 12' 11" |
| Drive-In Doors: | 5 |
| Loading Dock: | 1 Exterior |
| Power: | 600-800 AMP/3 Phase |
| Zoning: | M1-1 |
| Site Size: | 0.61 Acre |
| Taxes: | \$138,284.00(2024 paid in 2025) |

PROPERTY OVERVIEW

This 41,400 SF Industrial building located on the northwest side of Chicago is for sale or lease. Five drive-in doors, an exterior loading dock, a freight elevator and close proximity to I-90 Expressway make this the perfect location for a manufacturing and distribution operation. 12' 11" Ceilings. 600-800 AMP, 3 phase power. One mile to I-90. One block to the CTA bus at Addison and the Metra MD-N train connecting Chicago Union Station and Fox Lake.

