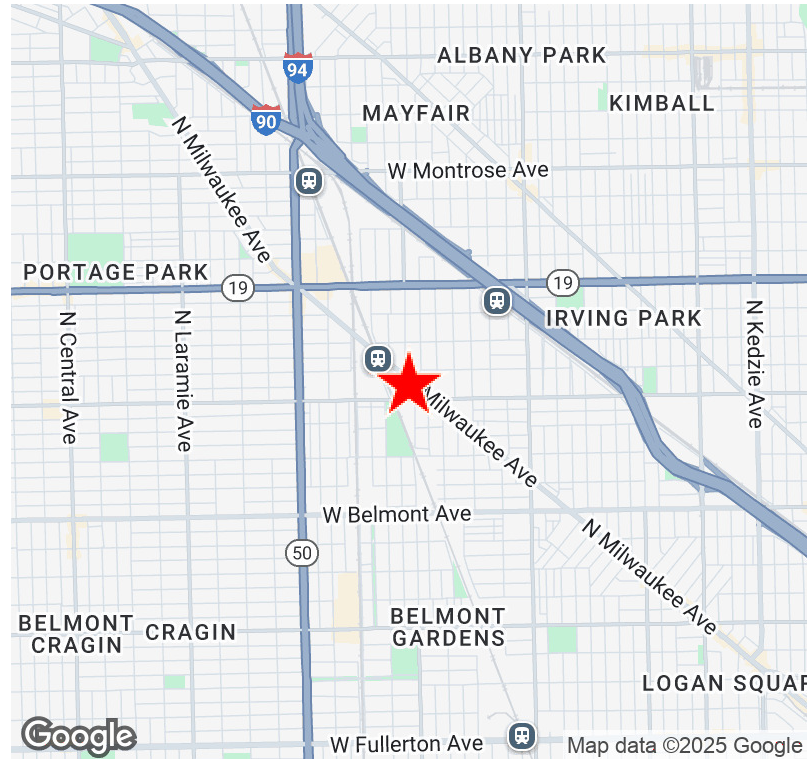


3512 N KOSTNER AVE, CHICAGO, IL

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.

