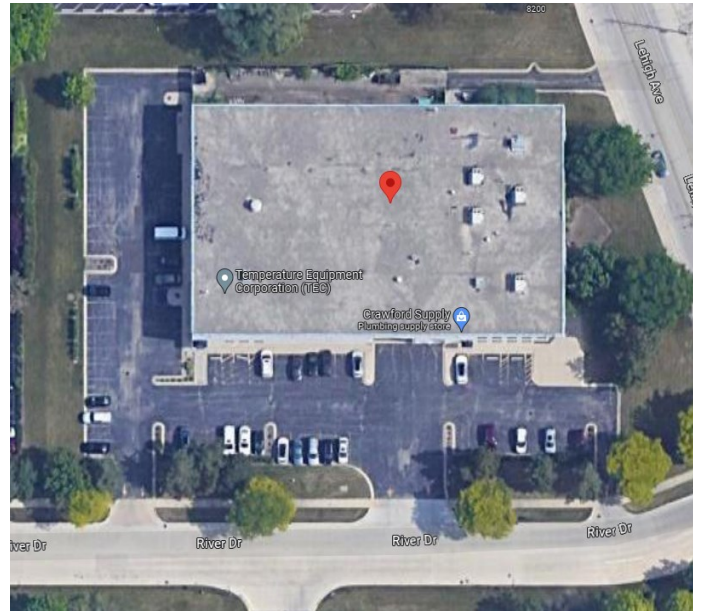


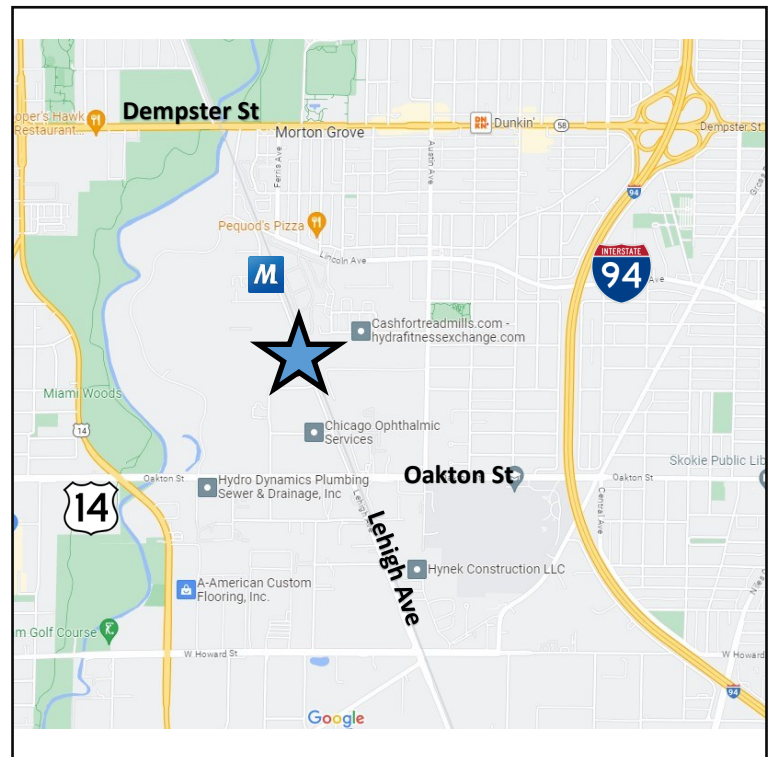
USER/INVESTOR OPPORTUNITY- 37,666 SF FOR SALE

29,818 SF Warehouse—Leased—Current Income \$219,252/YR NNN

7,848 2nd Floor Office—Available for Lease



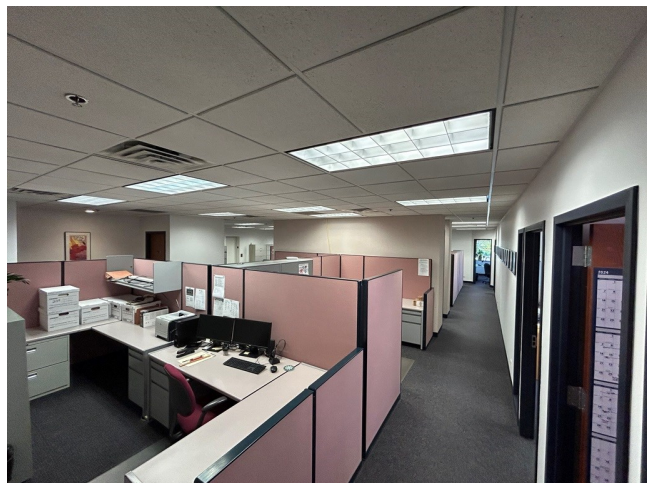
Sale Opportunity:	±37,666 SF Total Building for \$4,250,000
Lease Opportunity:	±7,848 SF 2nd Floor Office for \$9.10 PSF NNN
Taxes & Opex:	\$4.86 PSF
Ceiling Height:	23.6' Clear
Docks:	2 (Shared)
Drive-In Doors:	3
Sprinklers:	Wet
Features:	<ul style="list-style-type: none"> • Showroom Space • Heated Floors in Warehouse • Heavy Parking • Outdoor Storage



ADAM SCHNEIDERMAN, SIOR
847-826-4467
ADAM@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

7,848 2ND FLOOR OFFICE
AVAILABLE FOR LEASE -\$9.10 PSF, NNN



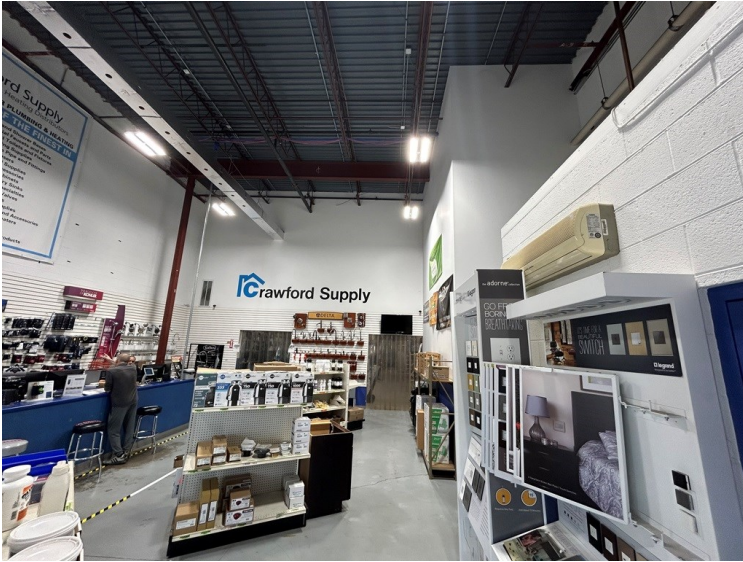
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29,818 SF WAREHOUSE

LEASED

CURRENT INCOME \$219,252/YR NNN



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