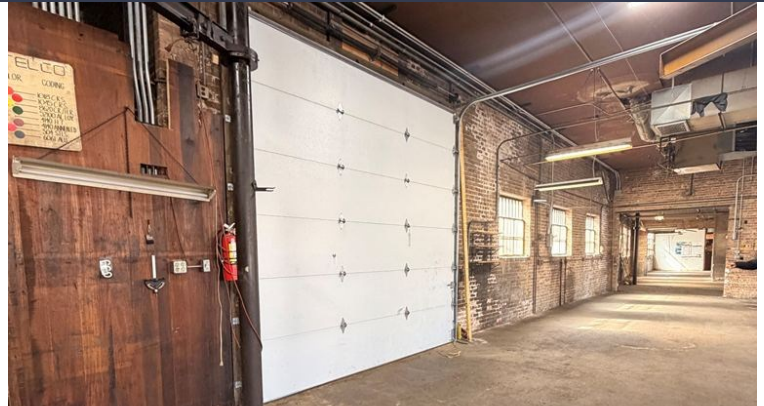


FOR SALE

6,200 SF Industrial/Warehouse Building

3957 N. Normandy Ave.
Chicago, IL 60634



6,200 SF single-story industrial building in Northwest Chicago featuring two drive-in doors. Strategically located just 15 minutes from O'Hare International Airport and major highways. The warehouse offers 12'-14' clear ceiling heights, 3-phase 400-amp electrical service, and five existing 5-ton jib cranes. Well-suited for light manufacturing, production, assembly, warehousing, as well as automotive or contractor use. Ample street parking available. Ideal opportunity for an owner-user seeking a functional facility for a wide range of uses.

SALE PRICE:	\$479,000
SIZE:	6,200 SF
OFFICE SIZE:	Approx. 500 SF
LOADING:	2 Drive-in Doors
ZONING:	M-1
CLEAR HEIGHT:	12'-14'
POWER:	3 Phase— 400 Amp
TAXES (2024):	\$21,698.03

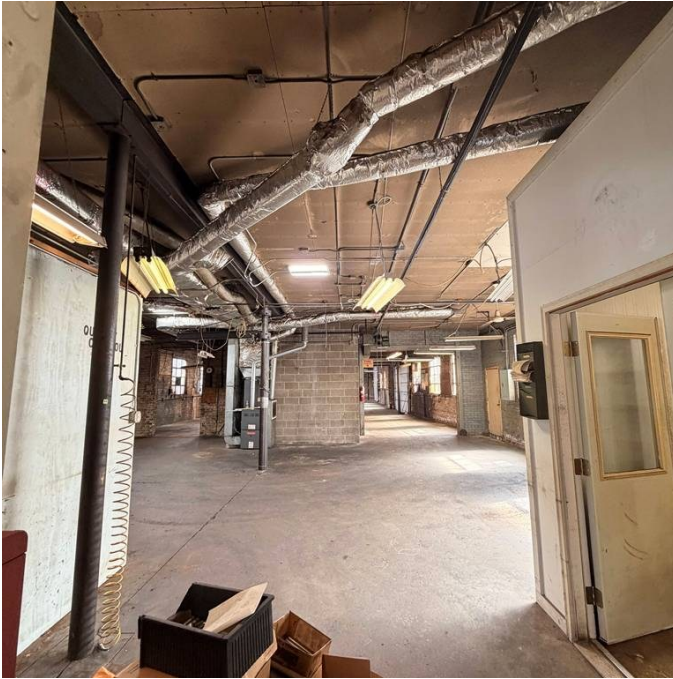
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