

# 3500 N KOSTNER AVE, CHICAGO, IL

Industrial | For Sale / Lease



## OFFERING SUMMARY

Sale Price:	\$1,789,000
Lease Rate:	\$7.00(2nd Floor) - \$12.50 (1st Floor) SF/yr (MG)
Building Size:	30,450 SF
Ceiling Height:	12'
Loading Docks:	3 Exterior
Drive-In Door	1
Parking Spaces:	12 (3 tandem)
Zoning:	M1-1
Taxes:	\$60,542.68(2022)

## PROPERTY OVERVIEW

This 30,450 SF industrial property located in the North Chicago Industrial Cluster on the City's northwest side is for sale or lease. 12' ceilings, a drive-in door, 3 exterior loading docks and a freight elevator make this building the ideal space for warehouse, distribution or a manufacturing user.

Zoned M1-1. Just one mile to I-90 Expressway. One block to the CTA bus line on Addison and the MD-N Metra line connecting Chicago Union Station with Fox Lake.



Above information is from sources believed reliable. No responsibility is taken for errors or omissions. Property is offered subject to change in status or withdrawal without notice.

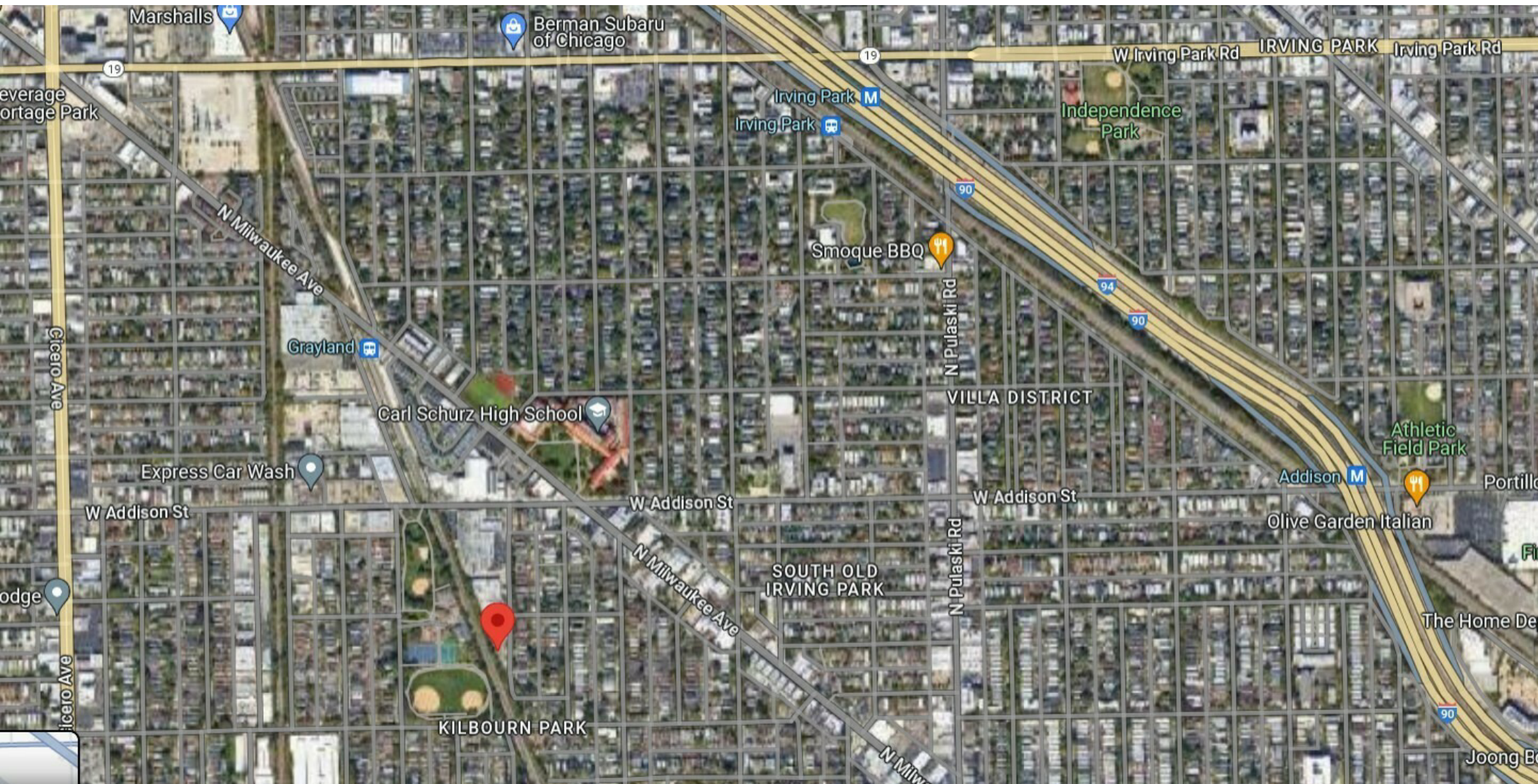
CTK CHICAGO PARTNERS-CITY PROPERTIES | 1659 West Hubbard, Chicago, IL 60622 | 312.337.1010 | ctkchicagopartners.com

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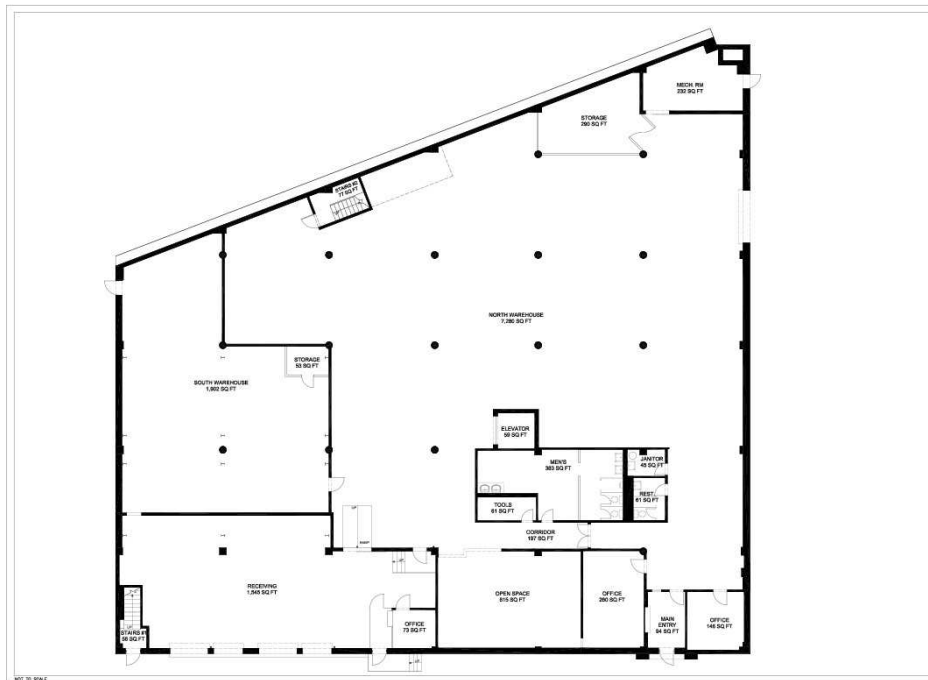
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1st Floor



2nd Floor



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