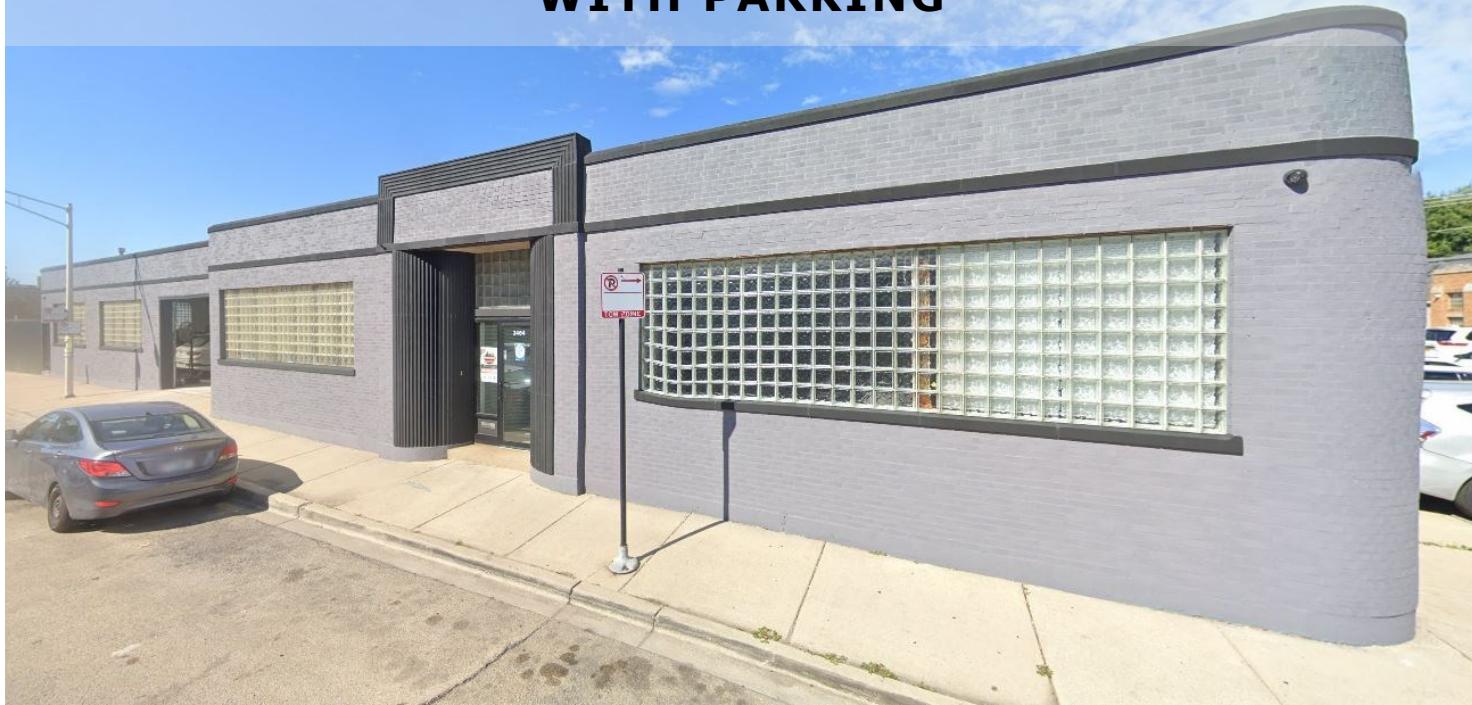


**NEWLY RENOVATED INDUSTRIAL BUILDING
WITH PARKING**



Rental Rate:	\$9.95 PSF, NET	Features:	<ul style="list-style-type: none"> • Skylights • Great roof • 1,200 SF office
Sale Price:	\$1,400,000		
Building Size:	12,930 SF		
Lot Size:	21,000 SF		
Office Size:	1,200 SF		
Loading:	4 Drive-In Doors		
Parking:	<p>9,000 SF Fenced In Parking Lot</p> <p>Plus additional eleven (11) diagonal parking spaces</p>	<p>Auto Repair Equipment & Business: (Available at an Additional Cost)</p>	<p>Fully equipped with:</p> <ul style="list-style-type: none"> • Spray booths • Floor drains • Triple catch basins • Alignment machine • Exhaust system • Frame machine • 4 Lifts
Ceiling Height:	11' Clear	Highway Access:	1.25 miles to I-90
Zoning:	M1-1	Public Transportation:	1.25 miles to Addison Blue Line Station
Taxes (2023):	\$41,589.99		



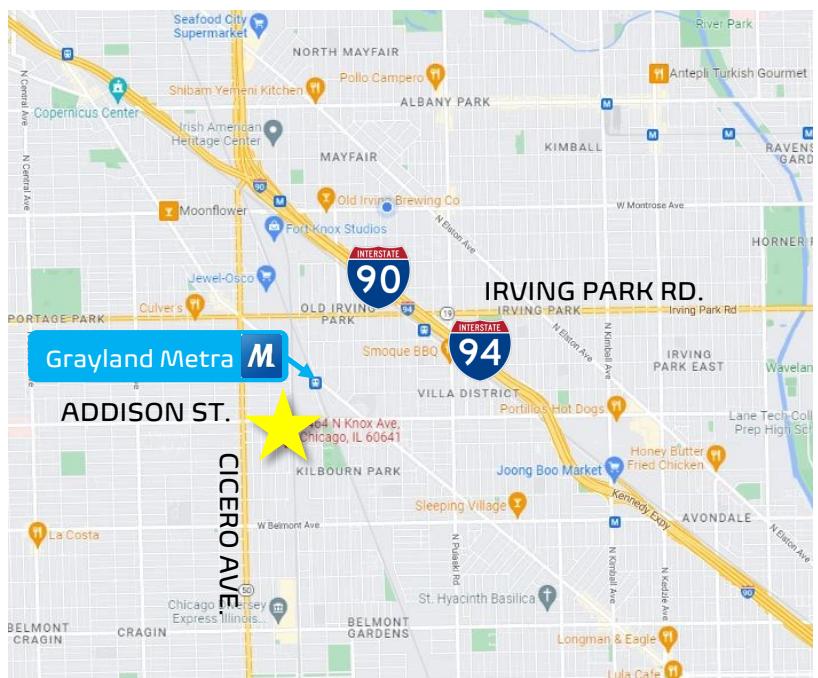
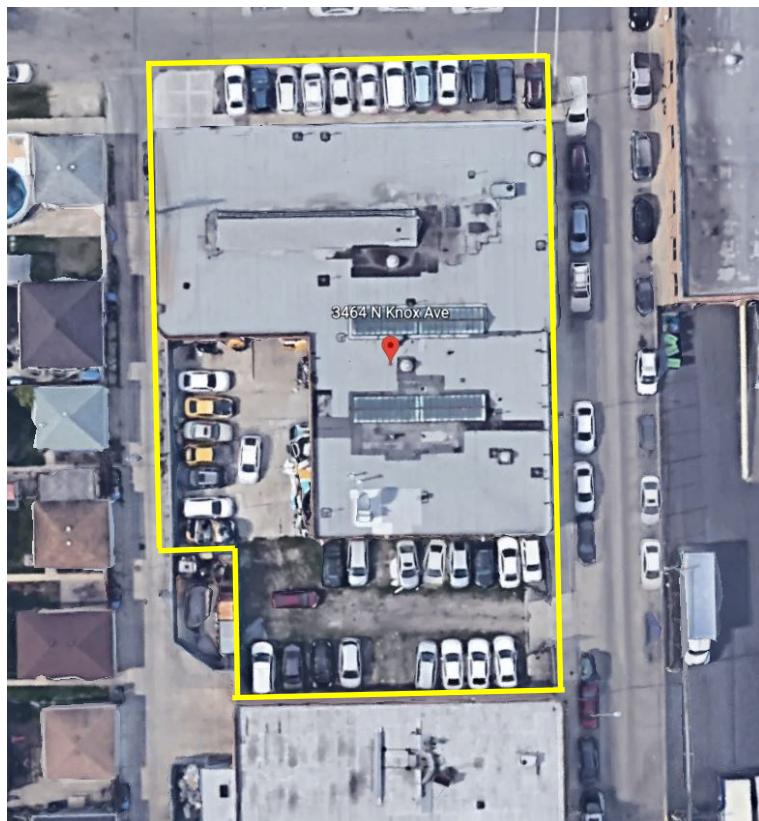
ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

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

Aerial & Map



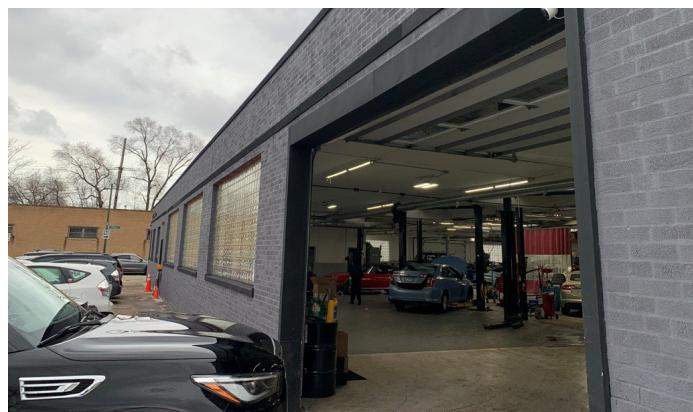
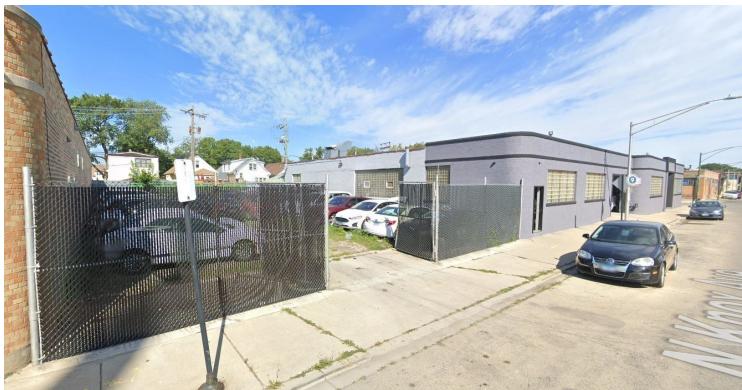
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Exterior Photos



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Interior Photos



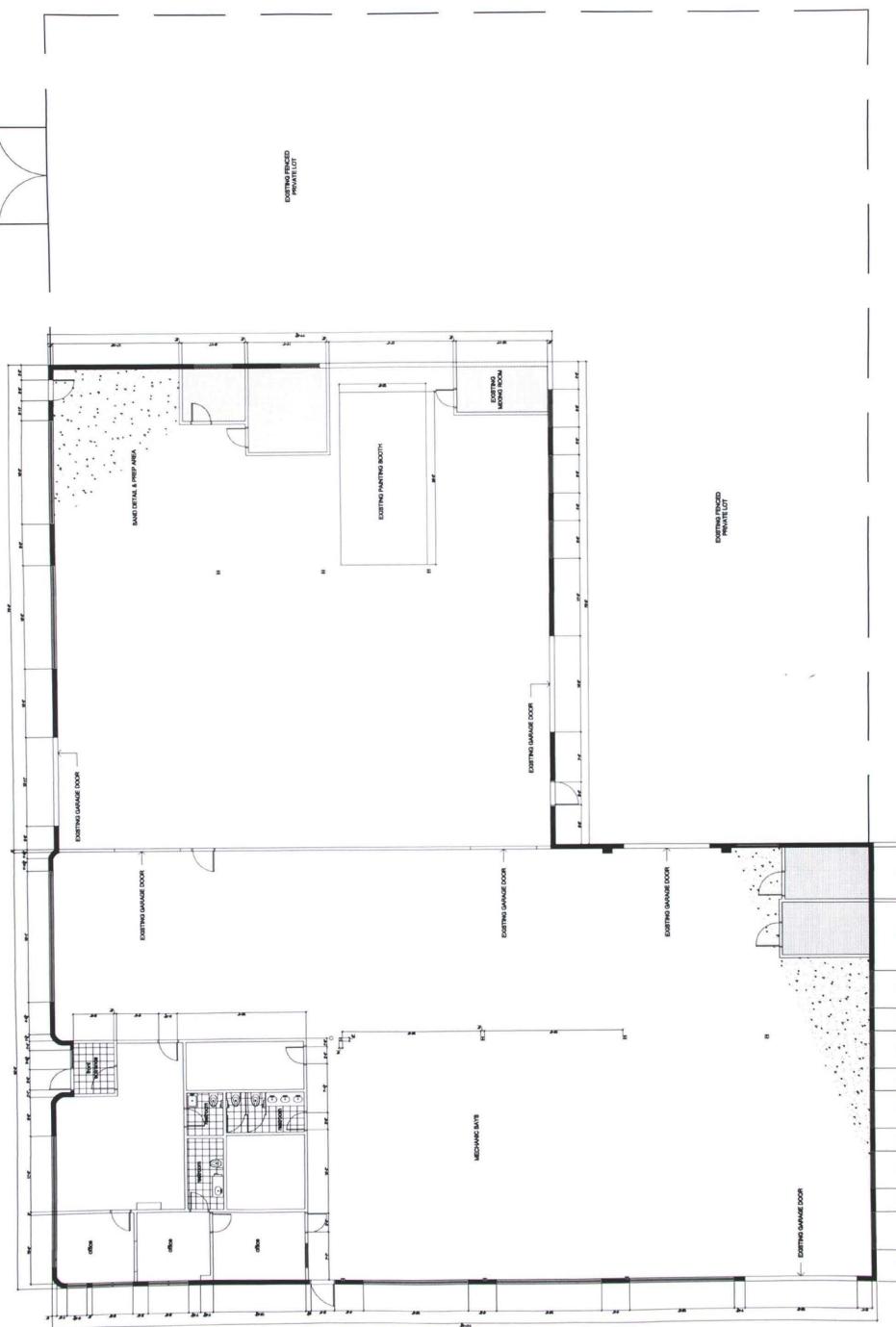
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Survey



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