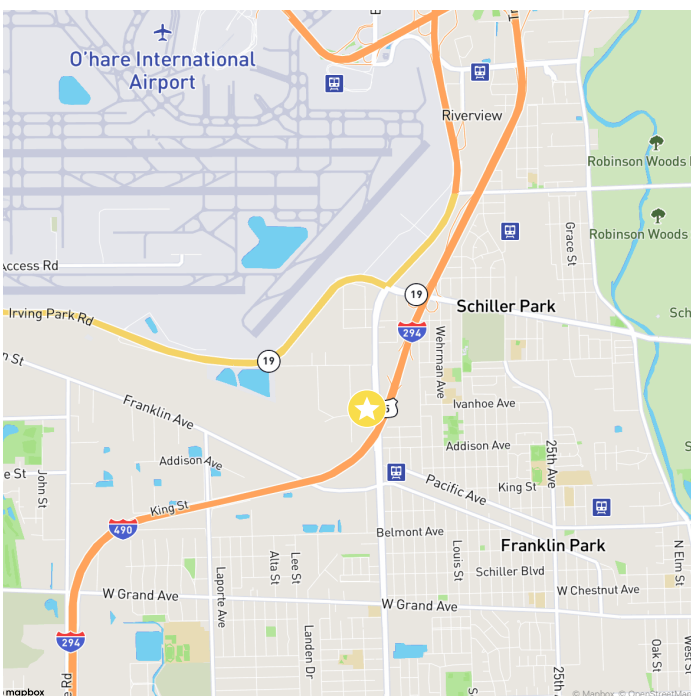


# 3800 Mannheim Road Franklin Park, IL

5.85 Acres – Unique Opportunity for Food Production Build-To-Suit



## Highlights

- + Excellent exposure with 40,879 cars per day on Mannheim Road
- + Signage visibility at stoplight at Waveland Ave intersection
- + Rare opportunity for build-to-suit or redevelopment in O'Hare market
- + Flexible ownership can consider land lease, partial site development, build-to-suit for lease
- + **Sale Price: \$7,995,000**

# Site Plan

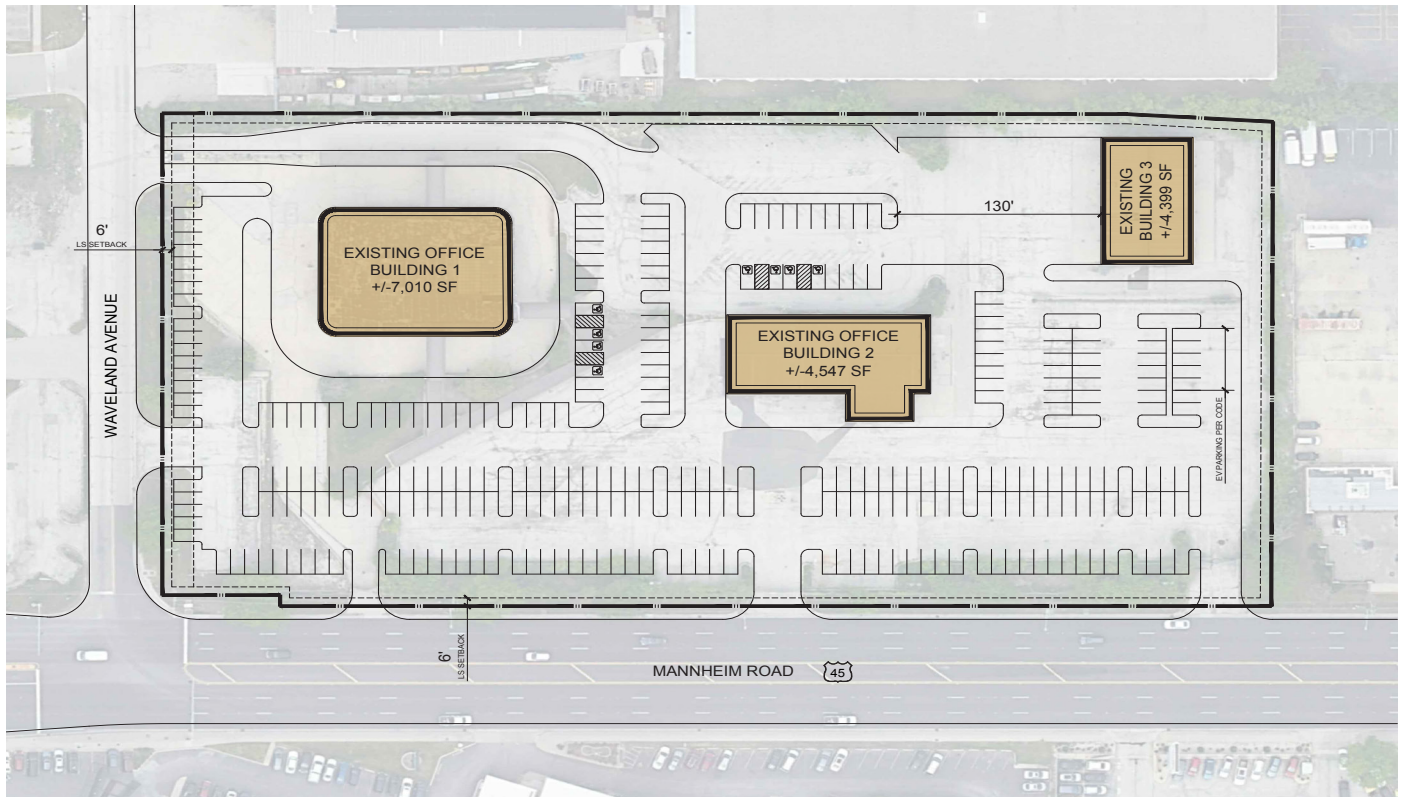
- + Available Space: 22,872 SF
- + Available Land: 5.85 acres
- + Zoning: C-3
- + Parking: Heavy



Building 1	
Building Size:	7,000 SF
Stories:	2

Building 2	
Building Size:	11,464 SF
Clear Height:	18'

Building 3	
Building Size:	4,400 SF
Loading:	5 docks





## Contact Us

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