

# 1140 NORTH KOSTNER AVENUE, CHICAGO, IL

Industrial | For Sale



## OFFERING SUMMARY

|                 |             |
|-----------------|-------------|
| Sale Price:     | \$1,450,000 |
| Building Size:  | 36,500 SF   |
| Ceiling Height: | 12' Minimum |
| Loading Docks:  | 3           |
| Price / SF:     | \$39.73     |

## PROPERTY OVERVIEW

36,500 SF Warehouse/Manufacturing Building for Sale in Chicago's Humboldt Park neighborhood. 3000 SF Office. Three loading docks. Drive-in Door possible. This building is currently undergoing over \$700,000.00 in renovations, including the replacement of 75% of the roof and substantial improvements to the sprinkler system. The property is in the process of obtaining an NFR Letter. Low Taxes. Close proximity to Cicero Avenue and North Avenue. Easy access to I-290 expressway.

## PROPERTY HIGHLIGHTS

- 36,500 SF Industrial Building
- High Ceilings
- Heavy Power
- Easy Truck Access
- Convenient Loading Docks
- Proximity to Major Highways
- Enterprise Zone Location

