

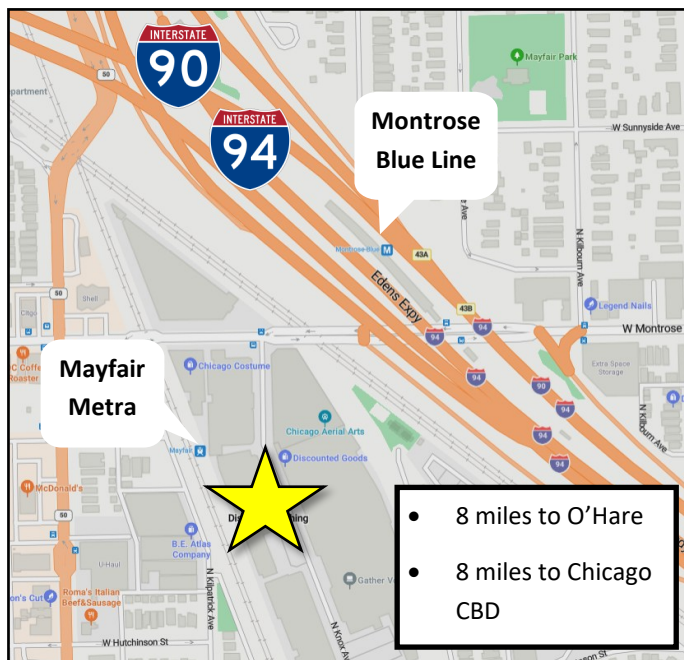
FOR SALE IN IRVING PARK

47,180 SF INDUSTRIAL/OFFICE PROPERTY WITH 30 PARKING SPACES



CONVENIENT NORTH SIDE LOCATION ADJACENT TO I-90/94 JUNCTION.
JUST STEPS FROM THE MAYFAIR METRA AND MONTROSE BLUE LINE.
CURRENT OWNERS WOULD LEASEBACK BETWEEN 10,000-20,000 SF
AT FAIR MARKET RATE.

Sale Price:	\$4,699,000
Building Size:	47,180 SF Total 28,206 SF Industrial (59.8%) 18,974 SF Office (40.2%)
Land Size:	1.31 Acres
Parking:	30 Spaces
Zoning:	M1-1
Sprinkler:	Wet
Electric:	800a/480v/3P
Ceiling Height:	13' Clear
Docks:	2
Drive-In Door:	1
Taxes (2023):	\$116,136
PIN#:	13-15-306-027-0000
Ward:	45—Alderman James Gardiner



ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

DALE STRAUSS

773-736-3600

DALE@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.

4220 W. MONTROSE AVE.
CHICAGO, ILLINOIS 60641

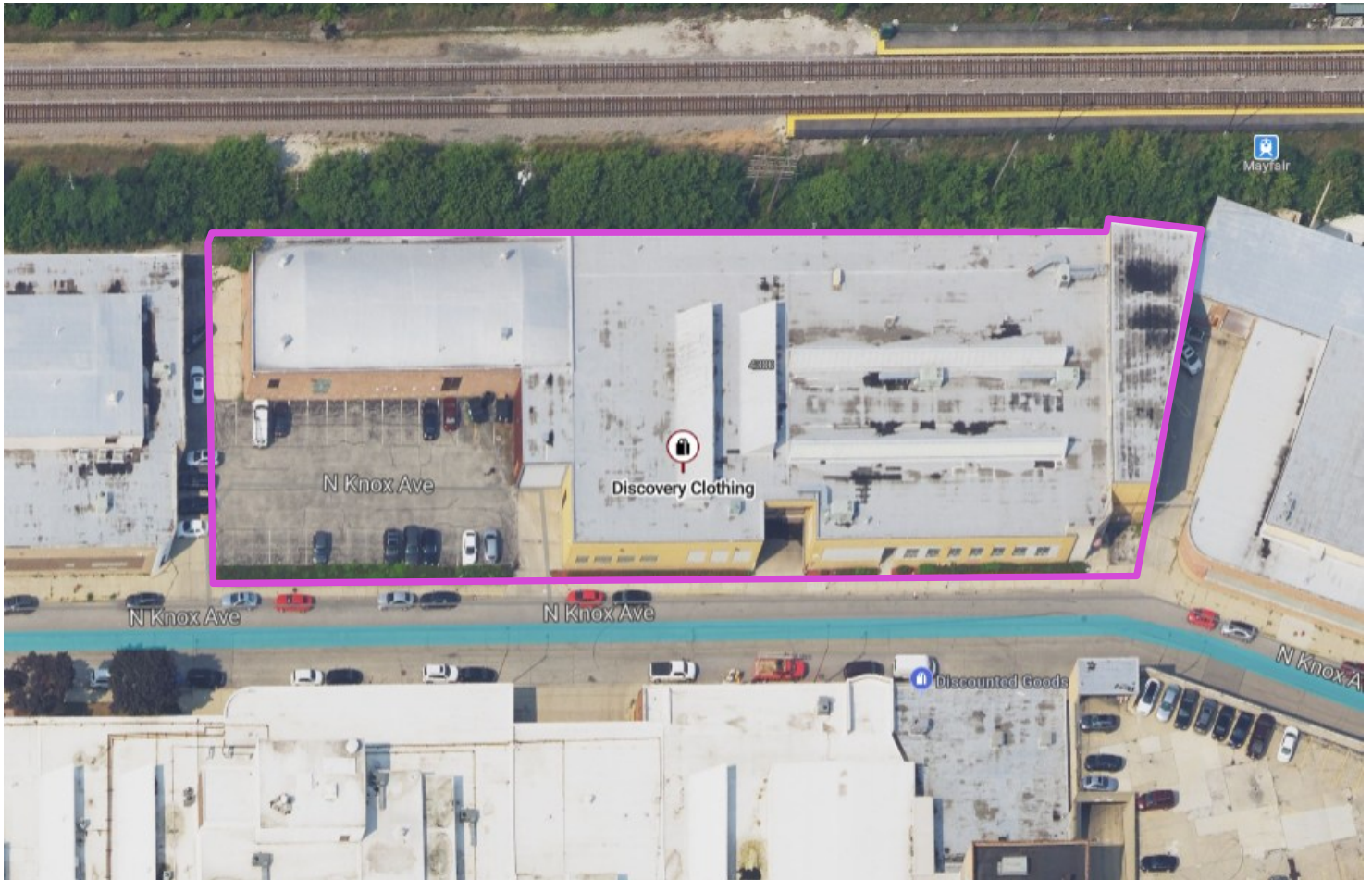
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Aerial



Exterior



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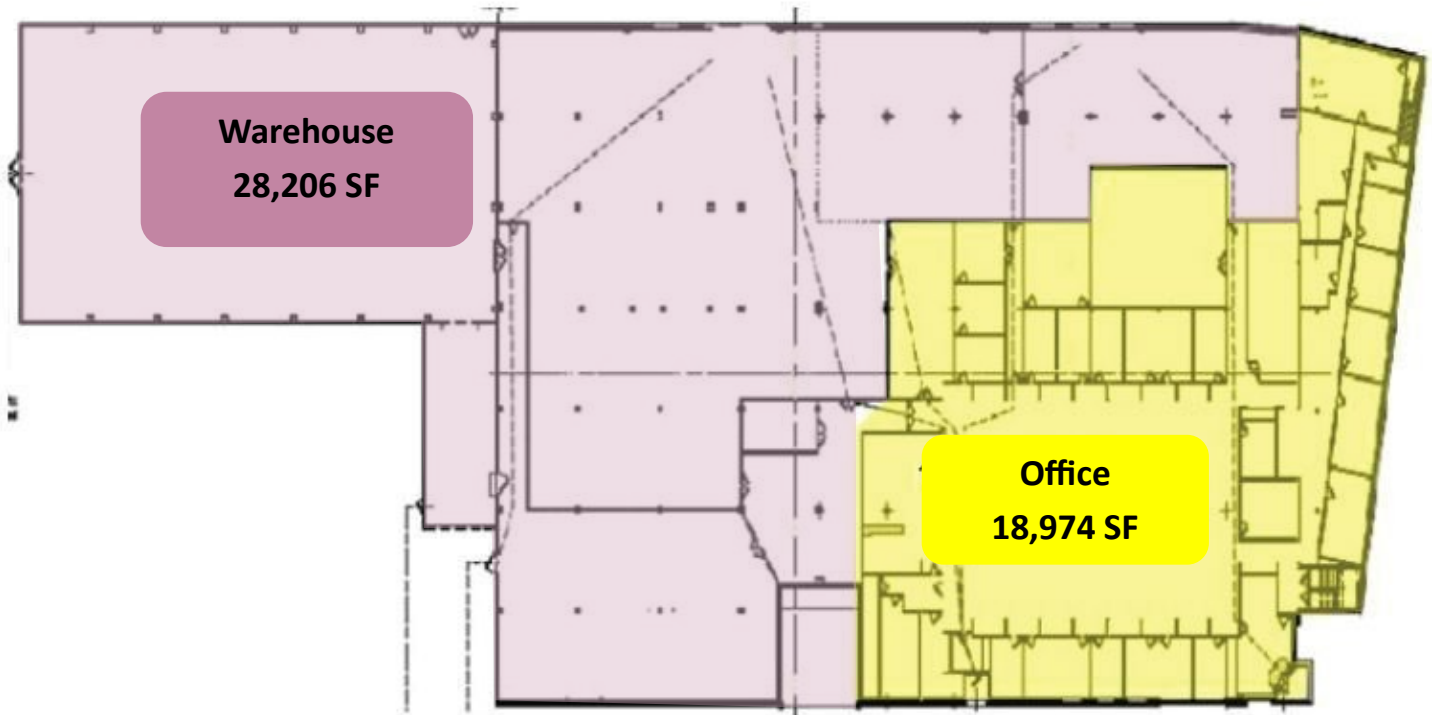
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Floorplan



- Office space easy to convert to warehouse
- 19 private offices
- High-end office finishes
- Large open floor plan
- IT room, lunch room, conference/meeting room on 2nd floor, and reception area
- Skylights
- Floor drains



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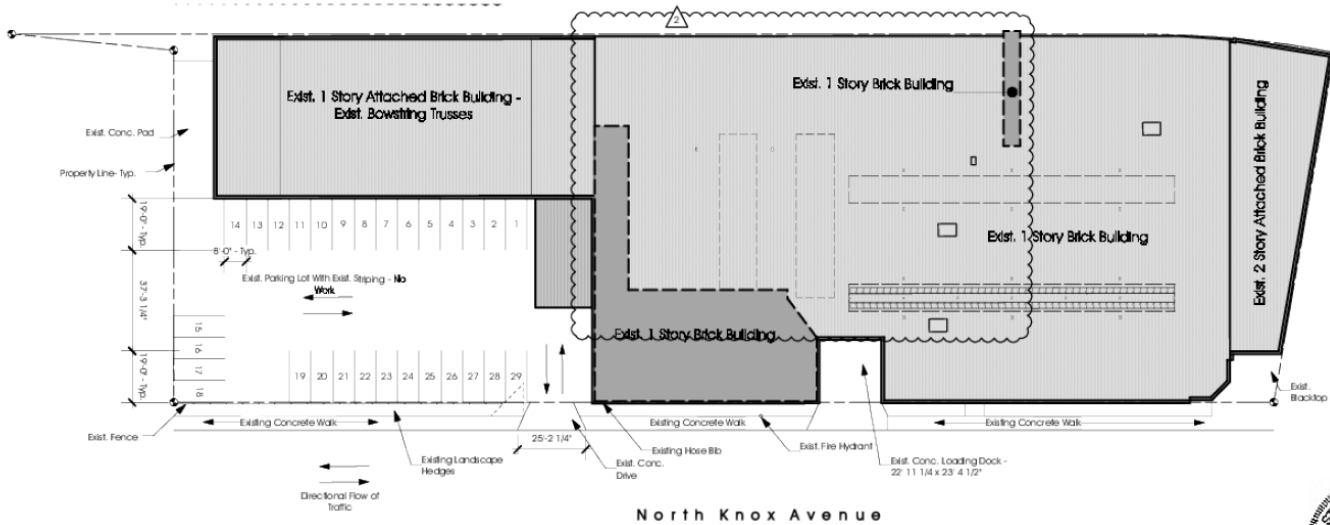
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Site Plan



2 Exist. Site Plan
Scale: 1" = 30'

- Parking for 30 vehicles
- 1 drive-in door
- 2 docks
- 13' Ceiling Height



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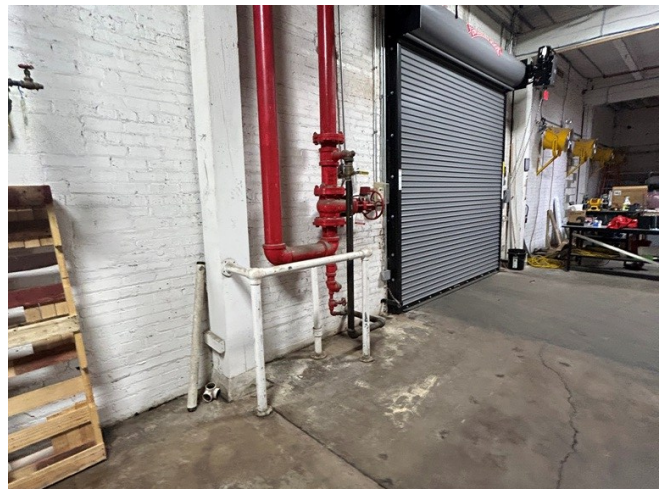
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