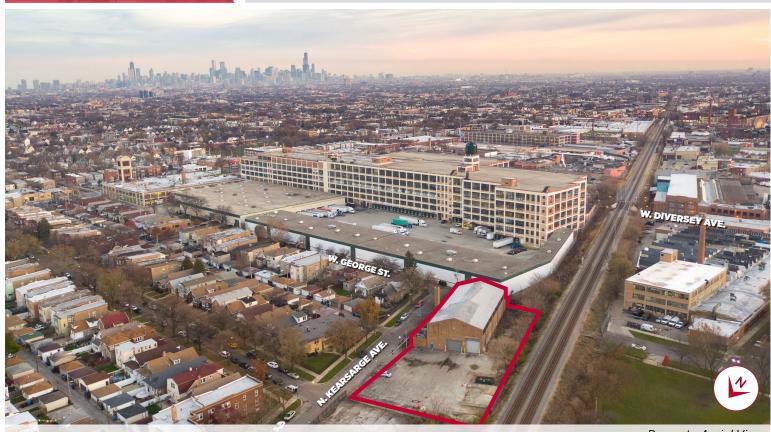
### **FOR SALE**

13,000 SF North Side Warehouse with Fenced Lot

# 2900 N. Kearsarge Avenue CHICAGO, IL 60641



Property Aerial View

For more information, please contact:

#### MARK A. NELSON, SIOR

Principal
312 267-1101
Mark@NelsonHill.com

#### MICHAEL D. NELSON, SIOR

Principal 312 267-1102 Mike@NelsonHill.com

#### NelsonHill

1111 S. Western Avenue Chicago, IL 60612

All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.

# **PROPERTY SPECIFICATIONS**

Building Size	± 13,000 Sq. Ft.
Total Land	27,560 Sq. Ft. (Includes 32-space fenced parking)
Office	± 1,000 Sq. Ft.
Ceiling Height	19' - 24' Clear
Loading	1 Interior Dock, 1 Drive-In Door (16'w x 14'h)
Zoning	M1-1
Taxes	\$23,787.85 (\$1.83 PSF)
Pin(s)	13-27-229-005-0000
Sale Price	\$1,295,000
Comments	<ul> <li>Building is leased until 02/01/2019</li> <li>Clear span crane structure ideal for many users</li> <li>Well-maintained warehouse with high ceilings and good loading capabilities</li> <li>Close to I-90/94 Kennedy Expy and public transit</li> </ul>

 Excellent land-to-building ratio with fenced and paved surface parking for 32 cars
 Two (2) 5-Ton cranes (19' under hook)

# **FOR SALE**

13,000 SF North Side Warehouse with Fenced Lot

# 2900 N. Kearsarge Avenue CHICAGO, IL 60641

# **PROPERTY PHOTOS**



