

# 19,000 SF INDUSTRIAL BUILDING

3705 W GRAND AVE, CHICAGO, IL 60651

**LM**  
Lagestee-Mulder  
Commercial Real Estate

INDUSTRIAL PROPERTY FOR SALE



## PROPERTY HIGHLIGHTS

- Two story, 19,000 SF industrial building on .50 acres
- Includes 2,931 SF vacant lot on Division, across the alley from the property
- Second floor includes warehouse and 3,000 SF of office space
- One drive in door
- Ideal for food user, currently used as a snack distribution facility
- Covered area in the back of the building
- Zoned C2-1, Division Lot B3-1

## LOCATION OVERVIEW

Humboldt Park, near the intersection of Grand Ave and Division St.

**SALE PRICE** **\$1,200,000**

## OFFERING SUMMARY

Building Size:	19,000 SF
Lot Size:	0.5 Acres
Year Built:	1975
County:	Cook
Zoning:	C2-1, Chicago
Price / SF:	\$63.16

## MARTHA WINTER

Senior Vice President  
630.560.2902  
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## RICHARD SCHNEIDER

Commercial Broker  
312.493.2259  
RICHARD@LMTEAM.COM

Office Address: 361 S. Frontage Rd,  
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630.325.8338  
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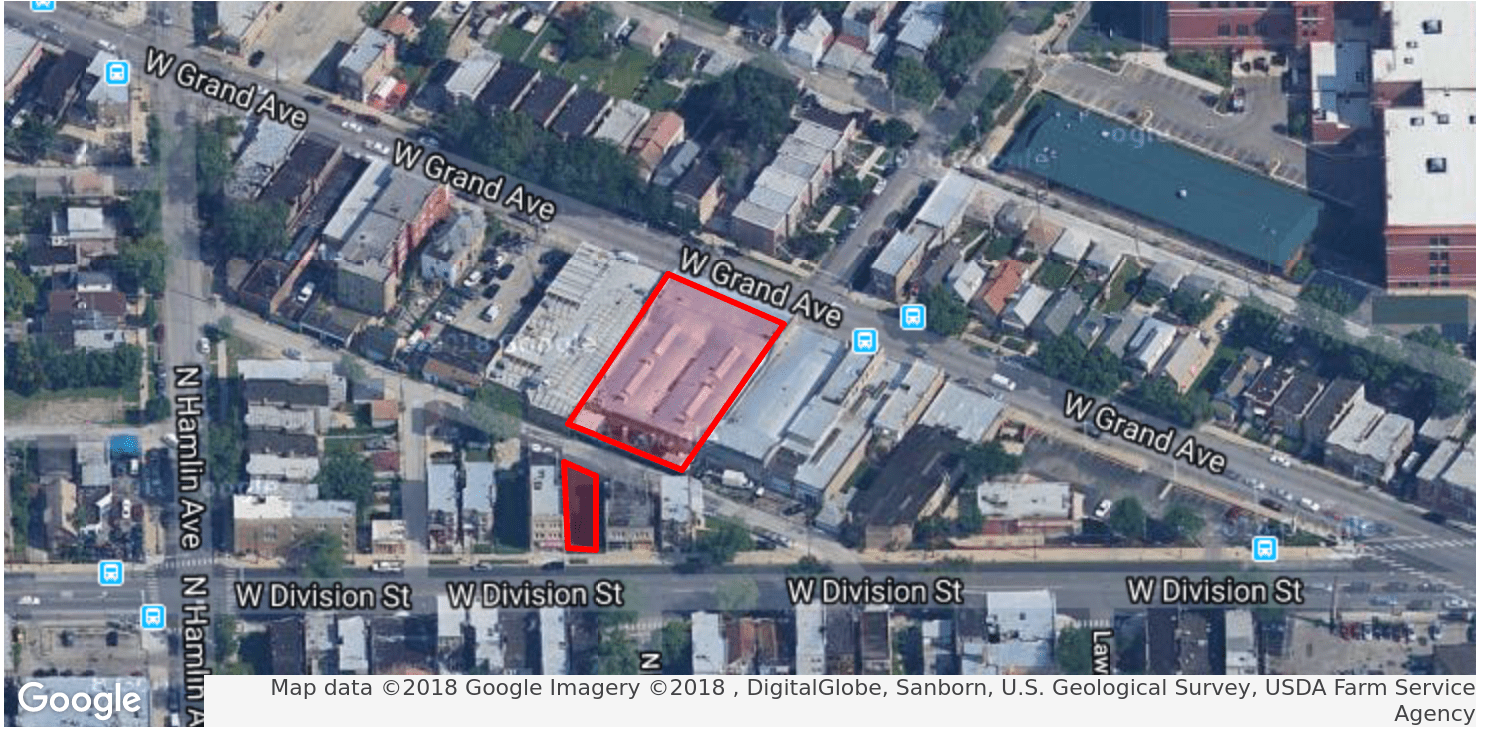
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## PROPERTY DETAILS

LOCATION	Humboldt Park
DESCRIPTION	Two story warehouse building with covered area in back. Additional lot on Division
OFFICE	Second floor includes warehouse and 3,000 Sf of office
BUILDING SIZE	19,000 SF
YEAR BUILT	1975
ZONING	C2-1, Chicago Division Lot - B3-1
LOADING	One drive in door
SPRINKLERS	No
TAXES	\$17,000

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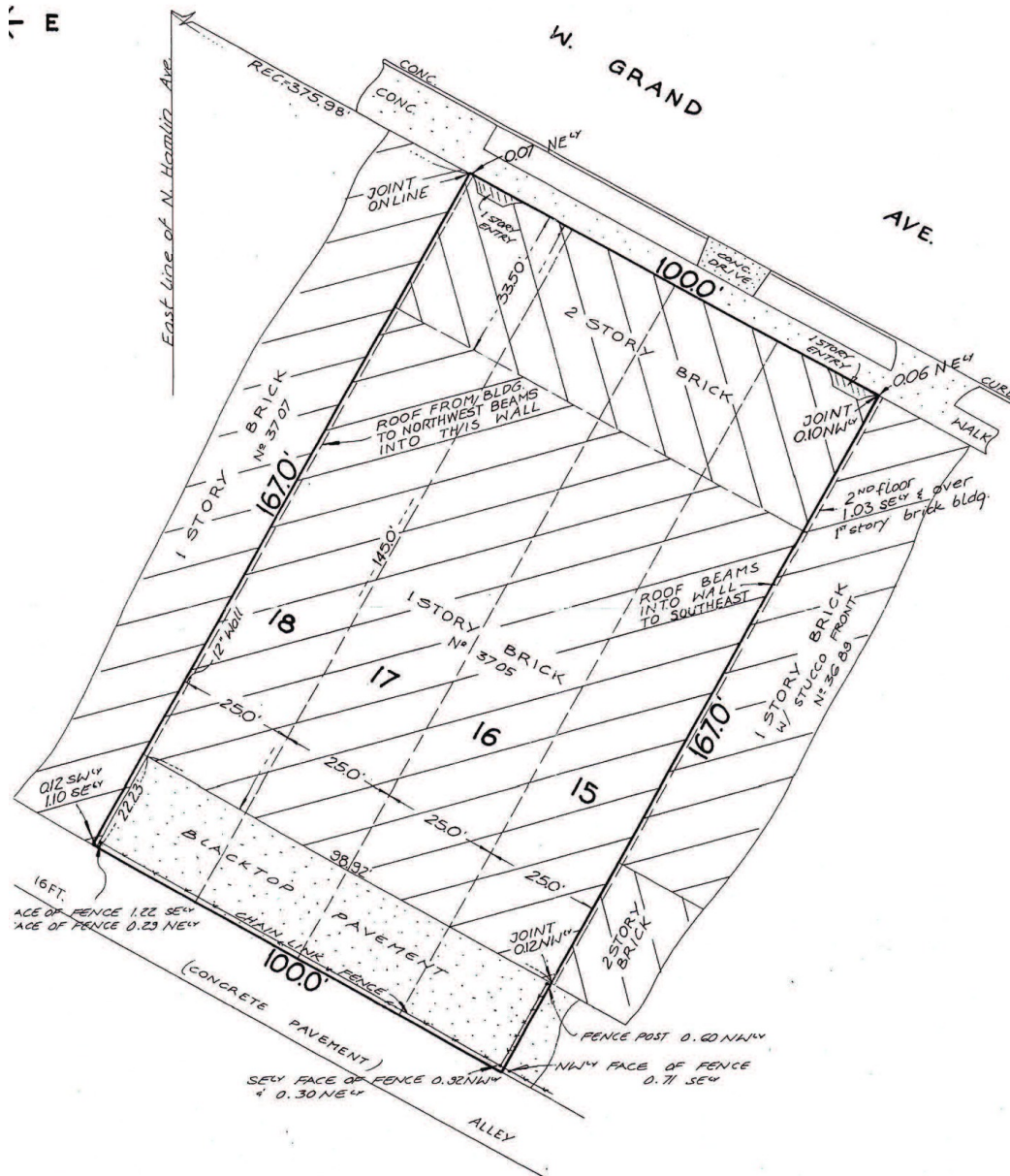
INDUSTRIAL PROPERTY FOR SALE

40 NORTH ELSTON AVENUE  
CHICAGO, ILLINOIS 60646

## CERTIFIED SURVEY CO. PLAT OF SURVEY

Phone: 775-775-  
FAX # 775-

LOTS 15, 16, 17 & 18 IN BLOCK 15 IN BEEBE'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2 TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT 5 ACRES IN THE NORTHEAST CORNER THEREOF) IN COOK COUNTY, ILLINOIS.



BOX MEANS THIS SURVEY HAS BEEN

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REF

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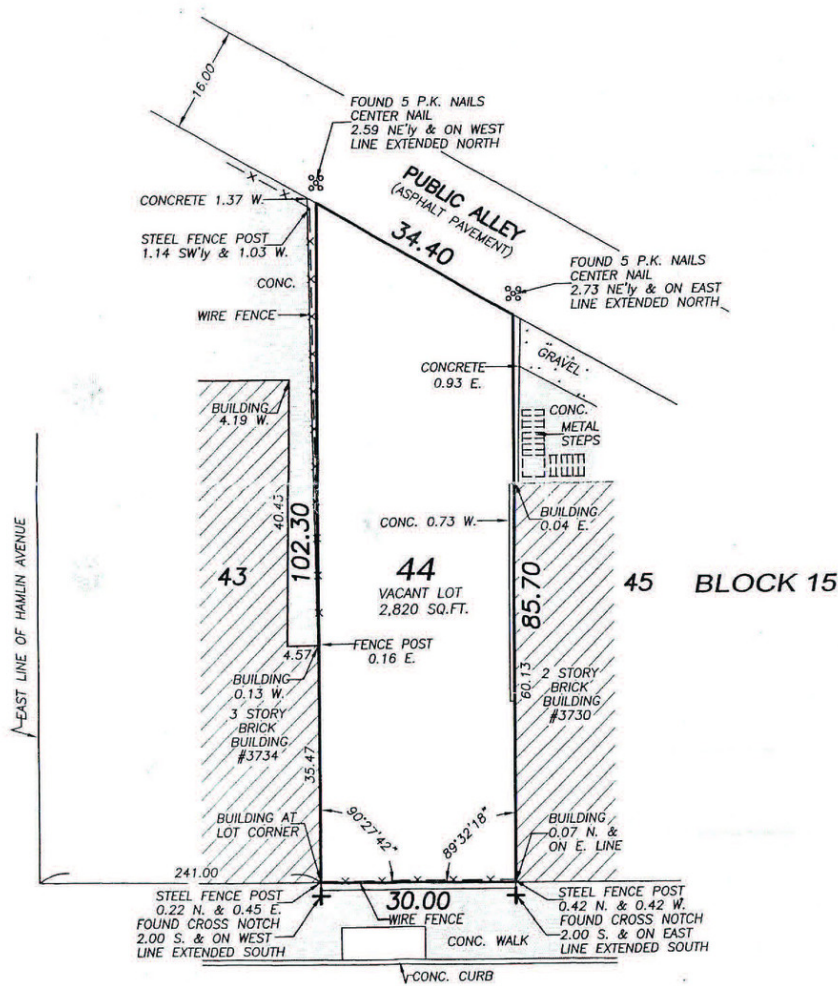
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