

**FOR SALE**

12,000sf Temperature-  
Controlled Facility

**3612 - 3620 W. Roosevelt Rd.**  
CHICAGO, IL 60624



## PROPERTY SPECIFICATIONS

Building Size	12,150 Sq. Ft.
Space Available	12,150 Sq. Ft.
Total Land	0.32 Acres / 14,000 Sq. Ft.
Office	860 Sq. Ft.
Loading	2 Exterior Docks 2 Drive-In Doors
Heat / HVAC	Gas Unit Heaters
Floor Drains	Yes
Zoning	C1-2
Taxes	\$21,091 (\$1.73psf)
Sale Price	<del>\$900,000</del> <b>PRICE REDUCED: \$799,000</b>
Comments	<ul style="list-style-type: none"><li>Freezer and cooler building with immediate access to I-290</li><li>Property includes 2 residential units and garage parking</li></ul>

For more information,  
please contact:

**FRANK MELCHERT**  
Senior Vice President  
312 241-1424  
Frank@NelsonHill.com

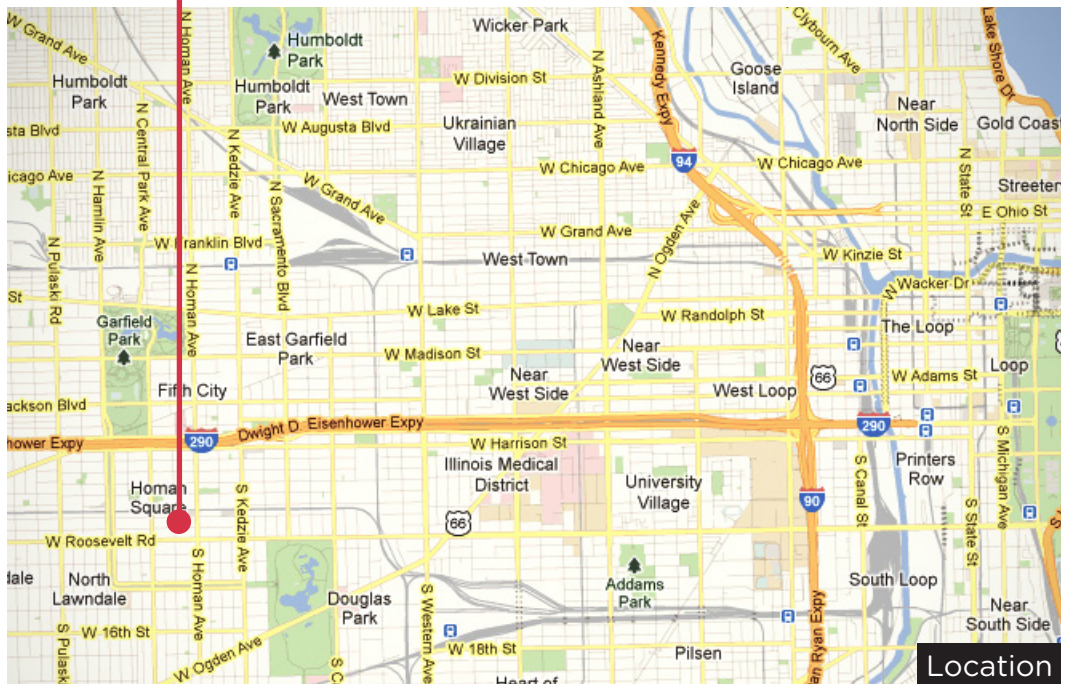
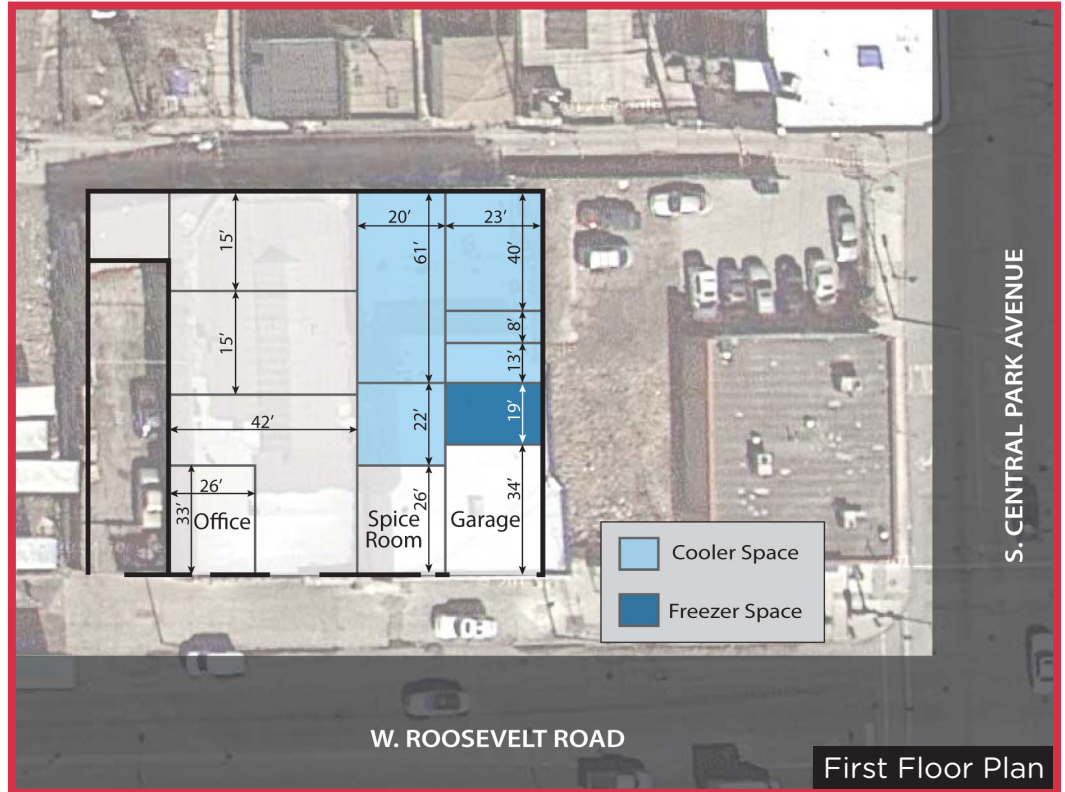
NelsonHill  
1111 S. Western Ave  
Chicago, IL 60612

All information contained herein is  
from sources deemed reliable and is  
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