

3931

S. LEAVITT
STREET

FOR SALE

3931 S. Leavitt Street

3931 S. Leavitt St. is a 32,500 SF food production facility offered at 8.4% cap rate. A rare opportunity to invest in the food prep industry.

HIGHLIGHTS

- Long standing tenant, generating \$14,709 a month, NNN lease, with 2.5% annual escalations
- Includes 16 paved parking spaces
- Specialized food-grade build-out with freezer + coolers and multiple kitchens.
- 16,250 SF per floor

SPECIFICATIONS

BUILDING SIZE	± 32,500 SF
LAND SIZE	± 46,609 SF
CEILING HEIGHT	10'-13'
POWER	1,200 AMPS, HEAVY
ELEVATORS	1 ELEVATOR
LOADING	5 EXTERIOR DOCKS
ZONING	M2-3
TAXES	\$29,800.48 (\$0.92 PSF)
NET OPERATING INCOME (NOI)	\$176,508
LEASE TYPE	NNN
CAP RATE	8.4%
SALE PRICE	\$2,100,000

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 PHOTOS





SHARED KITCHEN
FACILITY

CONTACT

 **NelsonHill**
Creating Maximum Value in Real Estate

MICHAEL J. CONWAY
312.586.2770
MConway@NelsonHill.com

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