

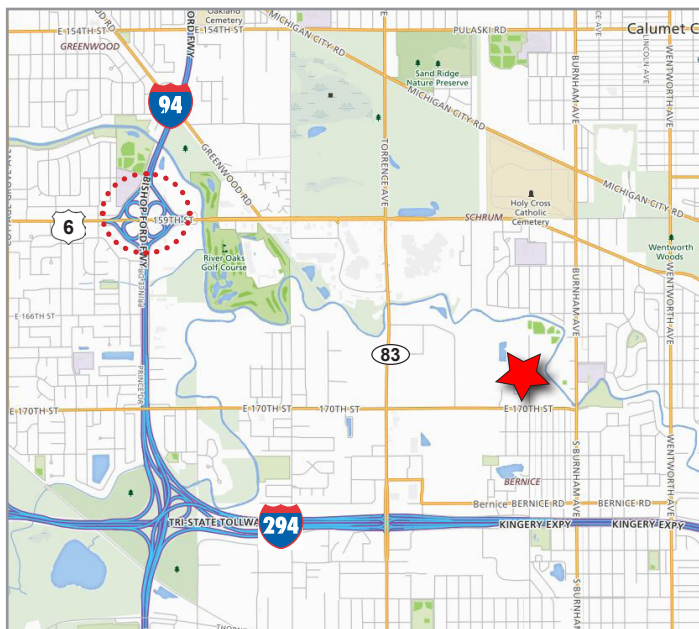


AVAILABLE FOR SALE OR LEASE

± 15,866 SF

16825 CHICAGO AVENUE | LANSING, ILLINOIS

- Commercial kitchen with freezer / cooler & test kitchen / lab
- Less than 3-miles from the I-94/US 6 four-way interchange
- Over 1 acre of yard space
- 6B tax incentive available

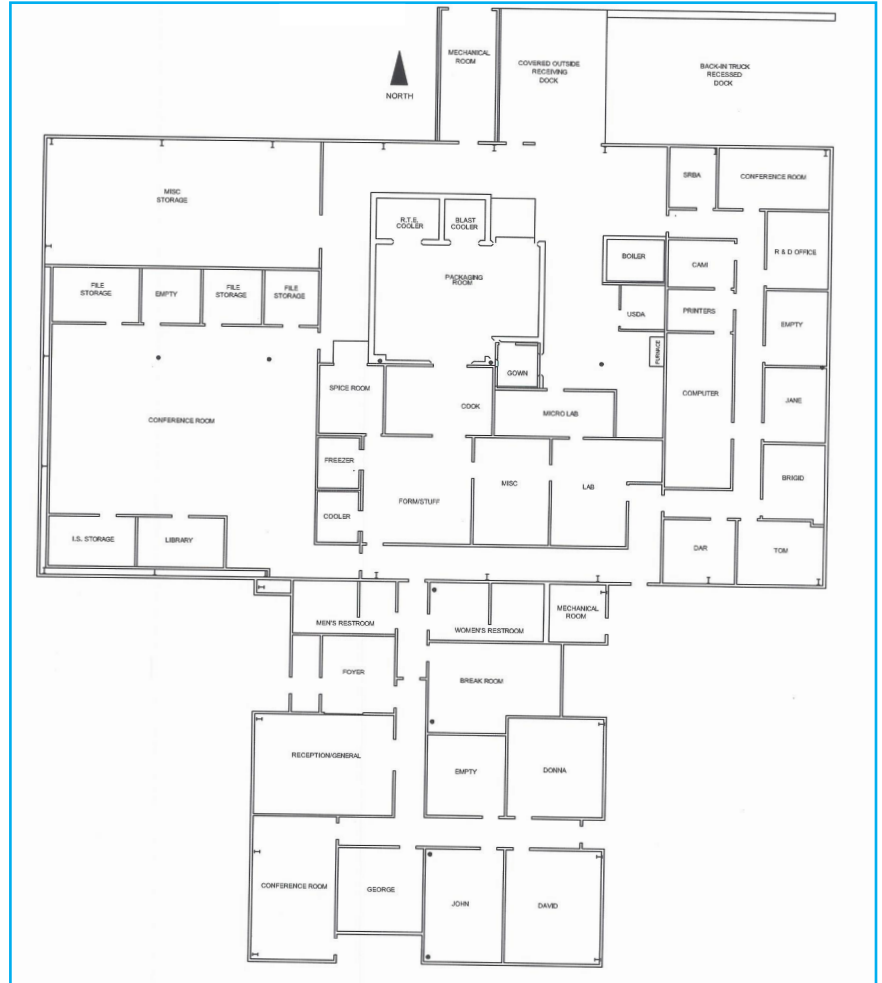


CONTACT INFORMATION

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BUILDING SPECS

BUILDING SIZE	±15,866 SF
LAND AREA	±2.67 AC
OFFICE SPACE	±11,000 SF
CEILING HEIGHT	14' Clear
YEAR BUILT	1968
CONSTRUCTION	Masonry
PARKING	49 Cars
POWER	1,200 Amps @ 240 Volts
ZONING	M1 - Ltd Mfg
LOADING	1 Drive-in Door 2 Platform Docks
RE TAXES	\$45,680 /\$2.88 PSF (2016)
AVAILABILITY	Immediate
LEASE RATE	Subject to Offer
SALE PRICE	\$759,000 (\$48.00 PSF)

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