



## FOR SALE, FOR LEASE

### Property Description

This building features 2 exterior loading docks, 3 drive-in-doors, 600 Amp 3-Phase power, 18'6" ceiling height as well as a paved and gated parking lot with parking for 140 vehicles. An excellent service location just 2 blocks from the CTA Green Line Station and 0.4 miles to the I-290 expressway.

### Property Details

SALE PRICE: **\$4,500,000**

**Warning:** number\_format() expects parameter 1 to be float, string given in **/home/forge/straussrealty.com/wp-content/themes/strauss/pages/page-generate-flyer.php** on line **174**

LEASE PRICE: **\$**

MINIMUM RENTABLE SQ FT: 22,568

MAXIMUM RENTABLE SQ FT: 22,568

PROPERTY TAX: \$72,457

LEASE TYPE: Net

ZONING: PMD

BUILDING SQ FT: 22,568

SITE SQUARE FEET: 64,018

Dale Strauss 773-736-3600 dale@straussrealty.com

Adam Schneiderman 773-736-3600 mobile: 847-826-4467 Adam@straussrealty.com