

± 79,931 SF COMMERCIAL BUILDING WITH 15 PARKING SPACES



Potential adaptive re-use for new owner to create value  
or owner/user sale for corporate headquarters!



- Sale Price:** \$5,950,000 (\$74.44 PSF)  
**Building Size:** ±79,931 SF  
**Land Size:** ±50,411 SF (1.6 acres)  
**Taxes 2019:** \$121,503  
**Zoning:** C1-2  
**Features:**
- 15 parking spaces (additional spaces available at additional cost.)
  - 11-14' Clear ceiling height
  - 3 Interior Loading Docks
  - Wet Sprinkler System
  - Heavy Power
  - Ward 33- Alderman Rosanna Rodriguez Sanchez



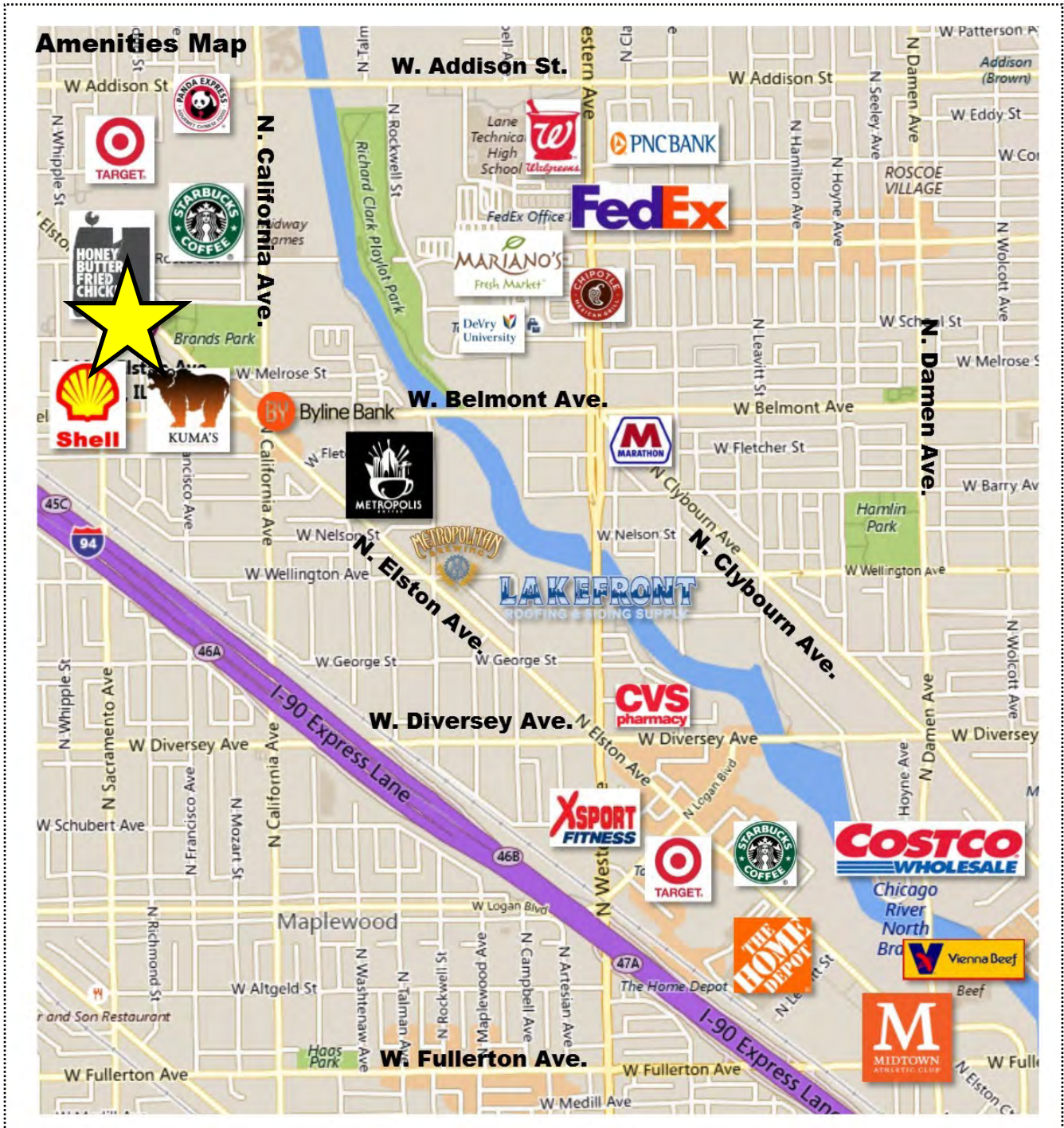
ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.  
4220 W. MONTROSE AVENUE  
CHICAGO, ILLINOIS 60641  
PHONE: 773-736-3600

Location



ADAM SCHNEIDERMAN, SIOR

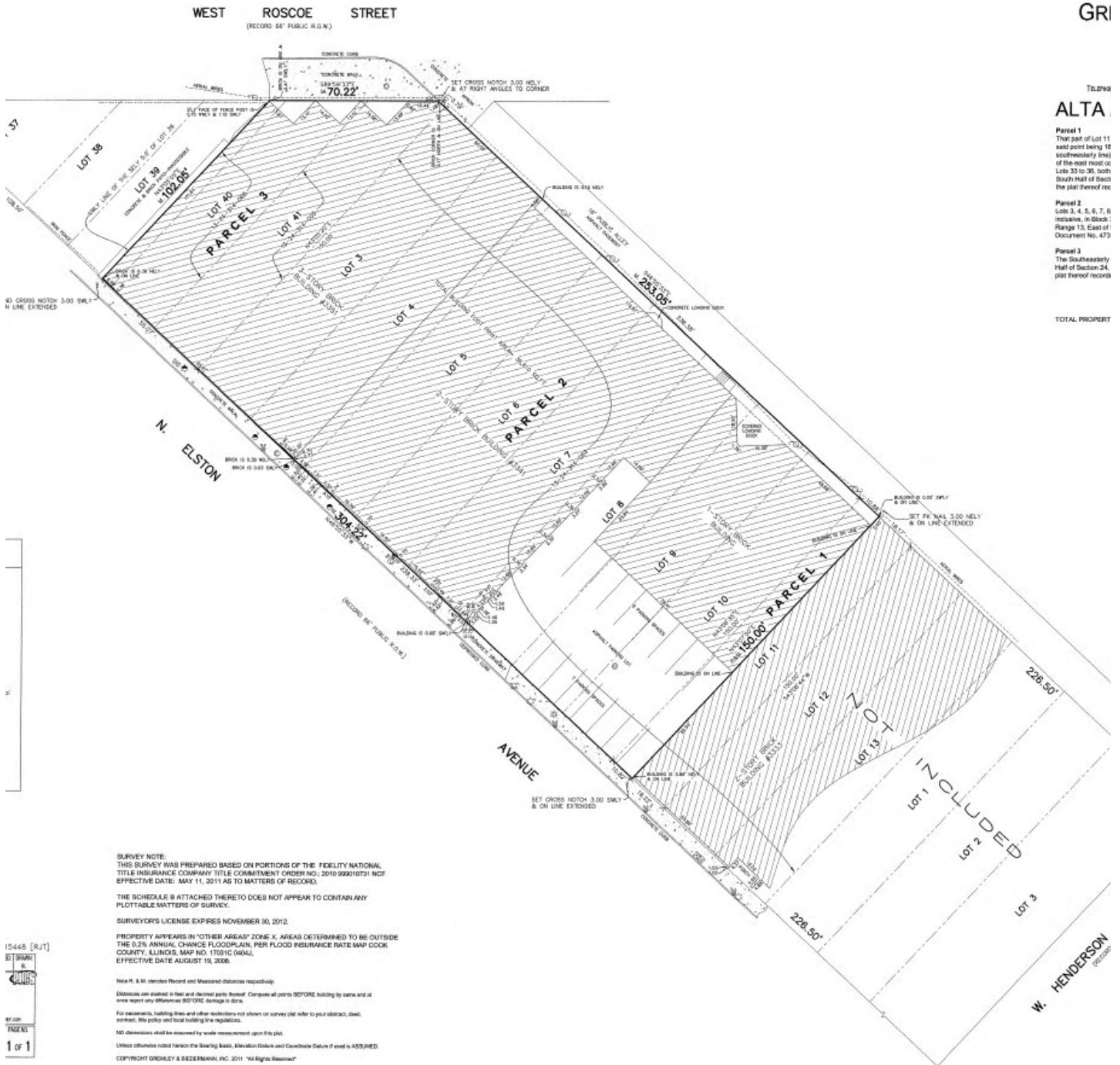
847-826-4467

ADAM@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.  
4220 W. MONTROSE AVENUE  
CHICAGO, ILLINOIS 60641  
PHONE: 773-736-3600

## Survey

GRI



TILE#99  
**ALTA**

**Parcel 1**  
That part of Lot 11 west point being 16' southwesterly line of the east most of Lots 33 to 36, both South half of Block the plat thereof rec

**Parcel 2**  
Lots 3, 4, 5, 6, 7, 8 retained in Block 1 Range 13, East of Document No. 473

**Parcel 3**  
The Southeastern Half of Section 24, plat thereof records

TOTAL PROPERTY

15448 [RUT]  
ST BRN  
R  
1 of 1



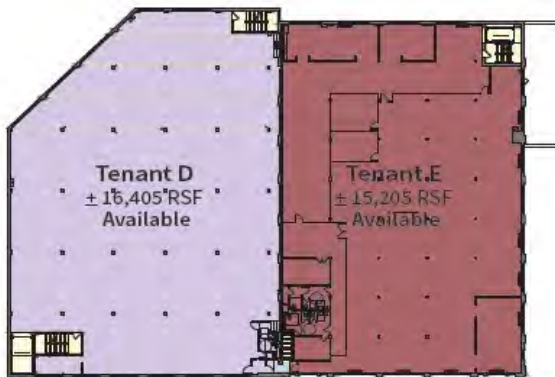
**ADAM SCHNEIDERMAN, SIOR**  
847-826-4467  
ADAM@STRAUSSREALTY.COM

**STRAUSS REALTY, LTD.**  
4220 W. MONTROSE AVENUE  
CHICAGO, ILLINOIS 60641  
PHONE: 773-736-3600

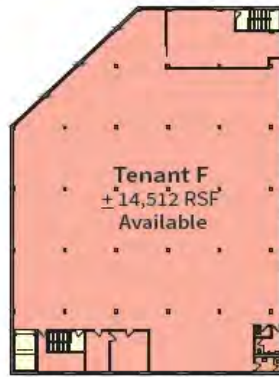
Layout



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

- Building Common Area  
± 8,523 RSF
- Tenant A  
± 11,130 RSF, Leased
- Tenant B  
± 9,828 RSF, Leased
- Tenant C  
± 10,783 RSF, Available
- Tenant D  
± 16,405 RSF, Available
- Tenant E  
± 15,205 RSF, Available
- Tenant F  
± 16,208 RSF, Available



ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.  
4220 W. MONTROSE AVENUE  
CHICAGO, ILLINOIS 60641  
PHONE: 773-736-3600

### 1st Floor Plan



1 EXISTING FIRST FLOOR PLAN  
SCALE: 3/32" = 1'-0"



**ADAM SCHNEIDERMAN, SIOR**  
 847-826-4467  
 ADAM@STRAUSSREALTY.COM

**STRAUSS REALTY, LTD.**  
 4220 W. MONTROSE AVENUE  
 CHICAGO, ILLINOIS 60641  
 PHONE: 773-736-3600

### 2nd Floor Plan



ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.  
4220 W. MONTROSE AVENUE  
CHICAGO, ILLINOIS 60641  
PHONE: 773-736-3600

## 3rd Floor Plan



ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.  
4220 W. MONTROSE AVENUE  
CHICAGO, ILLINOIS 60641  
PHONE: 773-736-3600