

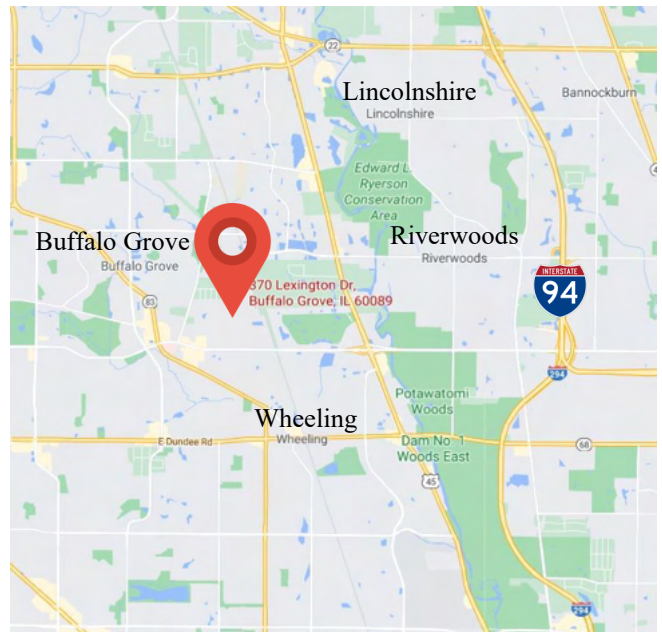
## INVESTOR OPPORTUNITY!

±24,620 SF BUILDING FOR SALE ~~\$3,500,000~~ **\$3,200,000**  
±2,050 SF UNIT AVAILABLE FOR LEASE JAN. 1, 2022



### Summary

- 24,620 SF Building for Sale
- 1 Unit Available for Lease January 2022 —2,050 SF at \$10.95 PSF
- Zoning: I
- Ceiling Height: 14'
- 73 Parking Spaces
- 200-400 amps
- Mix of Offices & Warehouse Spaces with 2 Catering Kitchens
- 10 Drive-In Doors
- Wet Sprinklers



ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

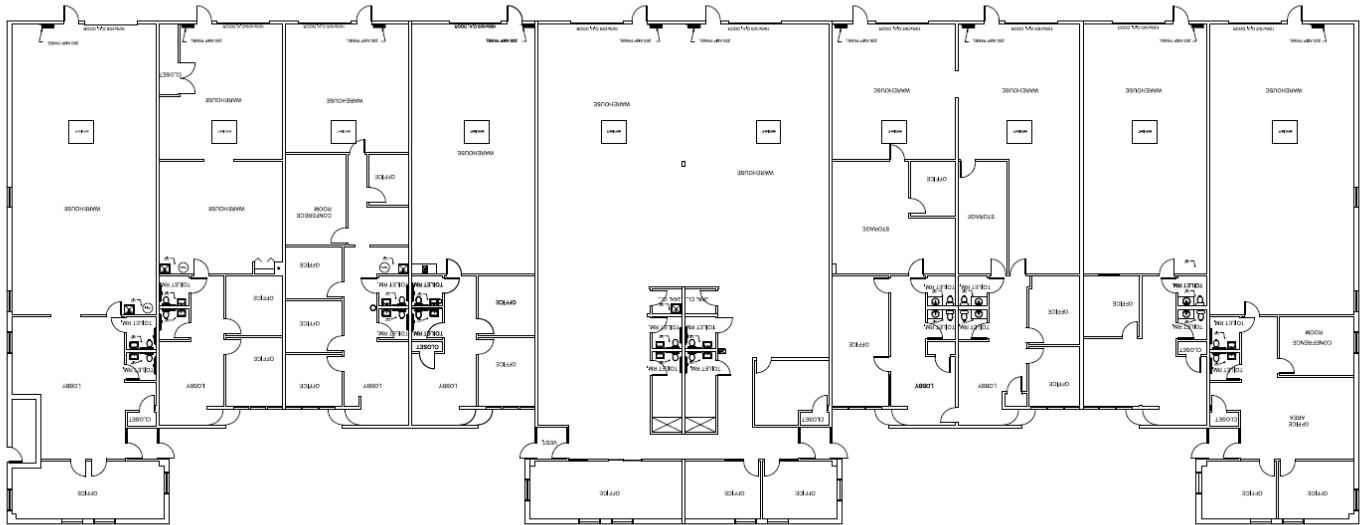
STRAUSS REALTY, LTD.

4220 W. MONTROSE AVENUE

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

**INVESTOR OPPORTUNITY!**  
**±24,620 SF BUILDING FOR SALE \$3,200,000**



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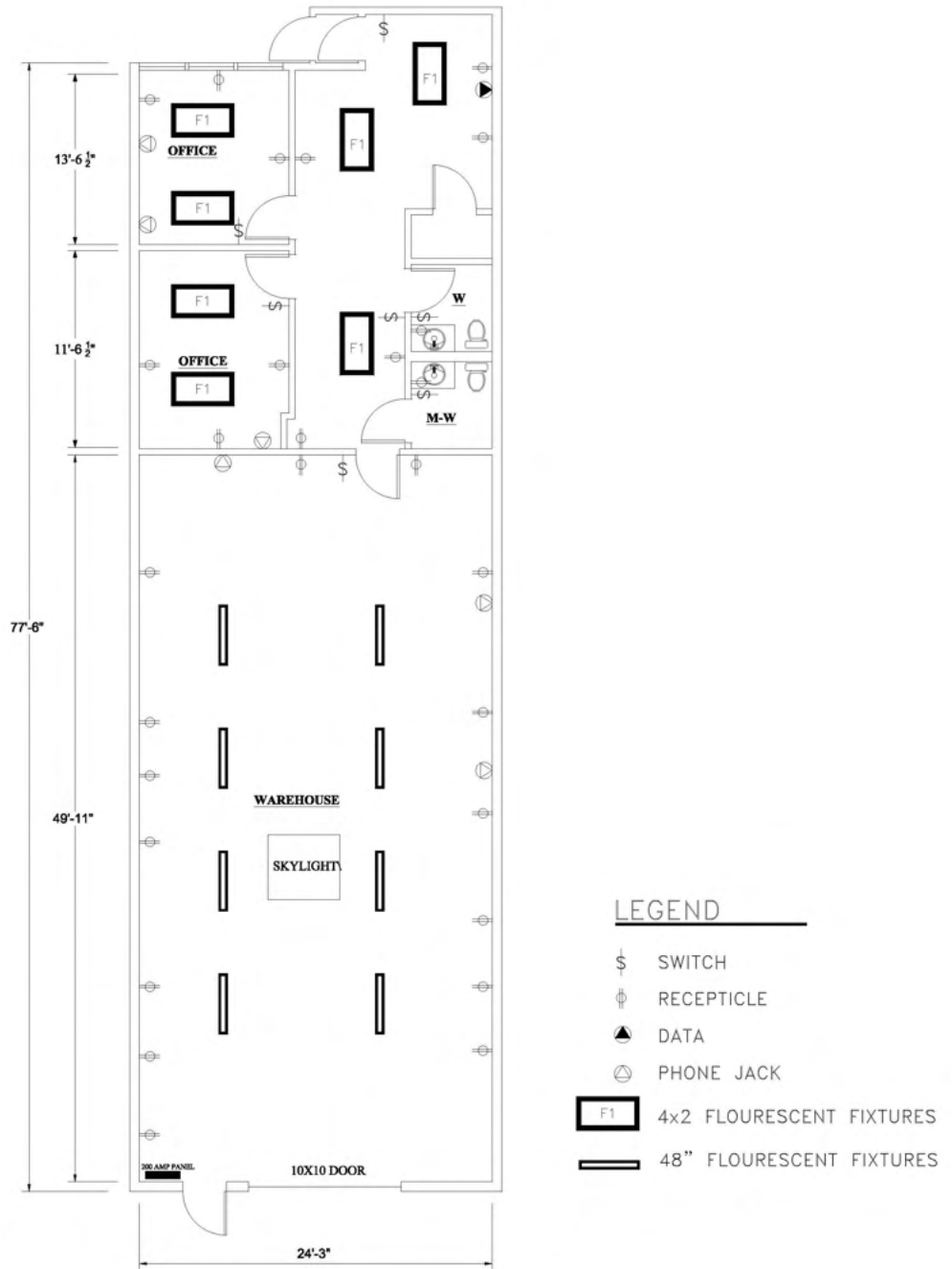
## UNIT 356—OFFICE AND WAREHOUSE FOR LEASE

2,050 SF AT \$10.95 PSF NET

1 DRIVE-IN DOOR

200 AMPS PANEL

**AVAILABLE JAN. 1, 2022**



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