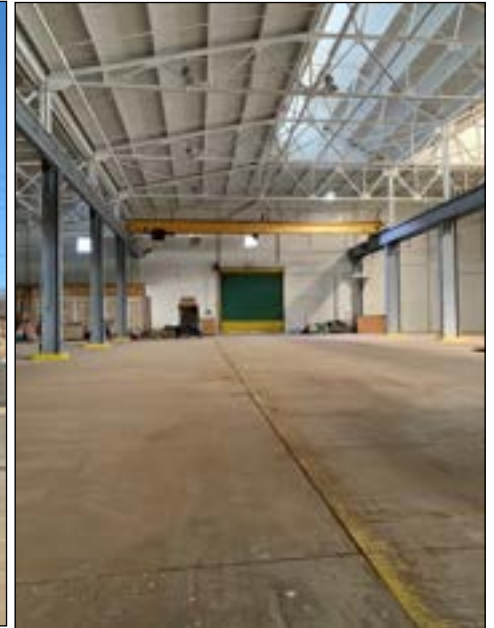


## RARE HIGH BAY INDUSTRIAL BUILDING 64,948 SF ON 1.77 ACRES FOR SALE



<b>Sale Price:</b>	\$3,595,000 (\$55.35 PSF)	<b>Clear Height:</b>	14'-30'
<b>Building Size:</b>	64,948 SF	<b>Drive-In Doors:</b>	2
<b>Land Size:</b>	1.77 acres	<b>Truck Docks:</b>	3 Interior
<b>Zoning:</b>	M1-2	<b>2020 Taxes:</b>	\$66,997.86
<b>Sprinklers:</b>	Wet	<b>Heat:</b>	Gas Fired Unit
<b>Crane:</b>	5-Ton	<b>Power:</b>	Heavy
<b>Floor Drains:</b>	Trench Drains	<b>Parking:</b>	Secured Lot/ Outdoor Storage
<b>Ward:</b>	37	<b>Alderman:</b>	Emma Mitts

**Comments:**

Lab space. Easy access to North & Cicero Avenue and walking distance to Grand/Cicero Train Station. TIF District & Enterprise Zone.



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

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

# STRAUSS

REALTY, LTD.

1830 N. LAMON AVE.  
CHICAGO, IL 60639



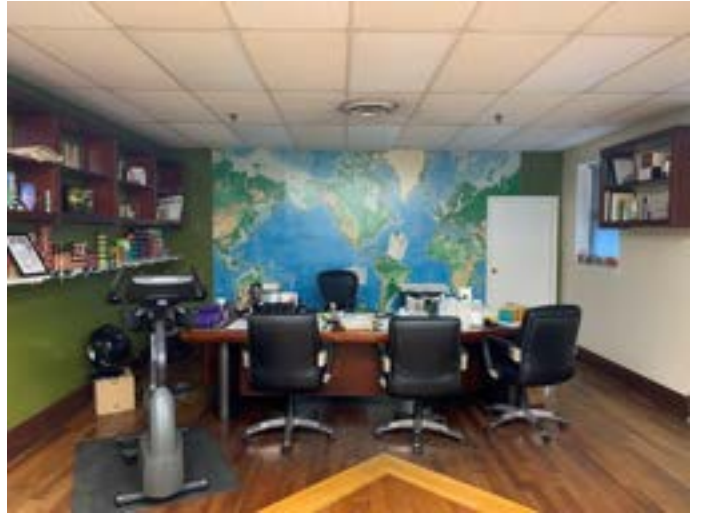
**ADAM SCHNEIDERMAN, SIOR**

847-826-4467

ADAM@STRAUSSREALTY.COM

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

This flyer was produced using data from private and government sources deemed reliable. The information herein is provided without representation.



**ADAM SCHNEIDERMAN, SIOR**

847-826-4467

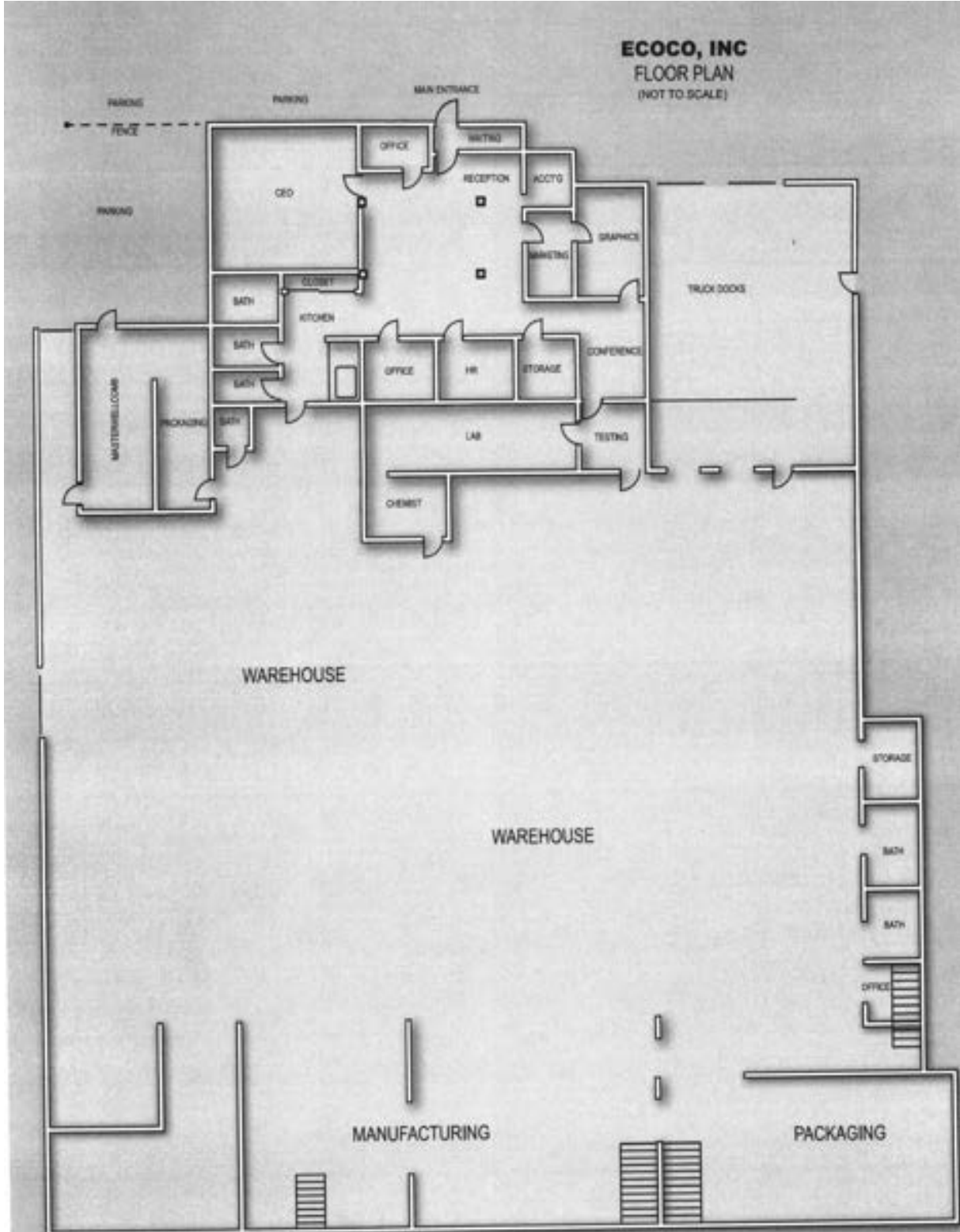
ADAM@STRAUSSREALTY.COM

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

# STRAUSS

REALTY, LTD.

1830 N. LAMON AVE.  
CHICAGO, IL 60639



ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

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

## Location



- ◇ Easy access to North & Cicero Avenue
- ◇ Walking distance to Grand/Cicero Train Station
- ◇ TIF District and Enterprise Zone



ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

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

**RARE HIGH BAY INDUSTRIAL BUILDING  
64,948 SF ON 1.77 ACRES FOR SALE**



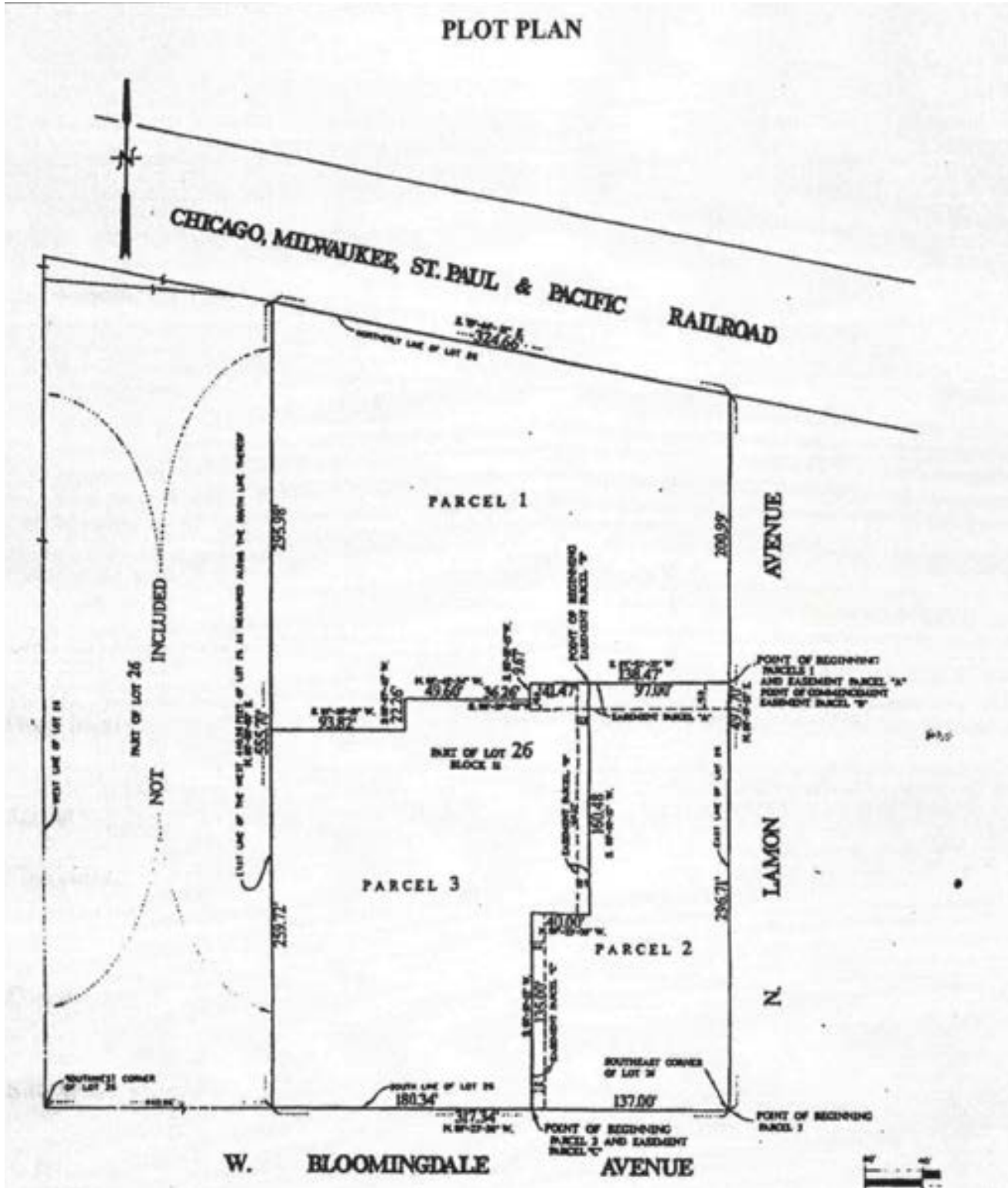
**ADAM SCHNEIDERMAN, SIOR**  
847-826-4467  
ADAM@STRAUSSREALTY.COM

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

# STRAUSS

REALTY, LTD.

1830 N. LAMON AVE.  
CHICAGO, IL 60639



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

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