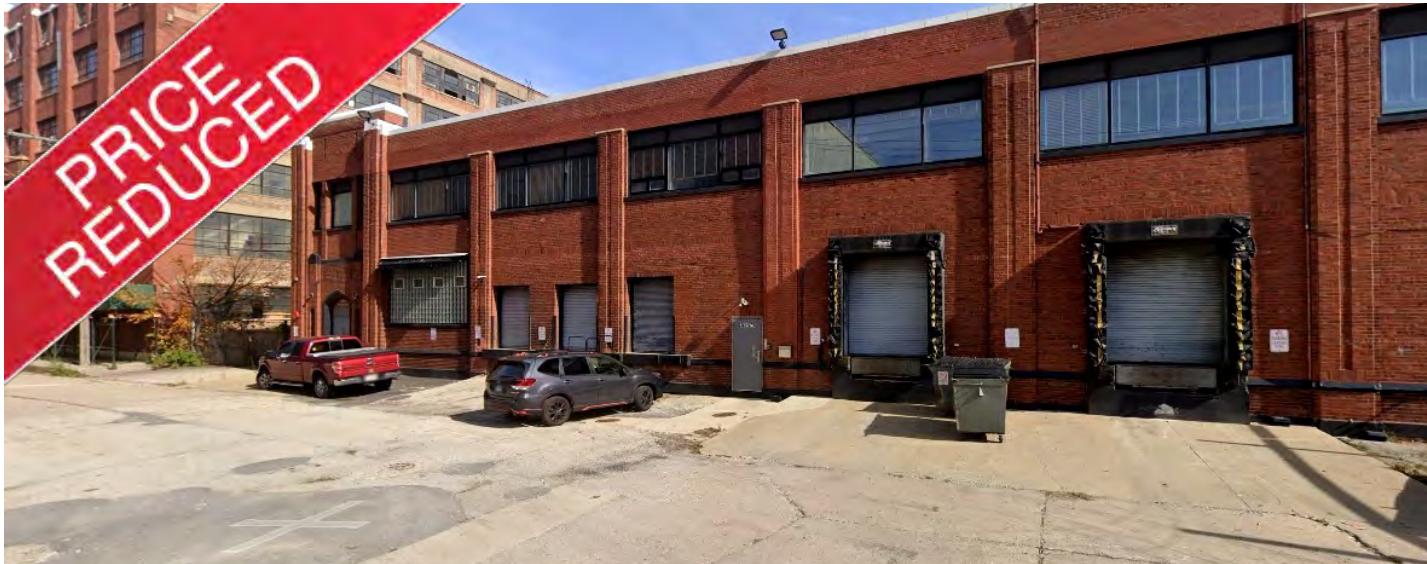
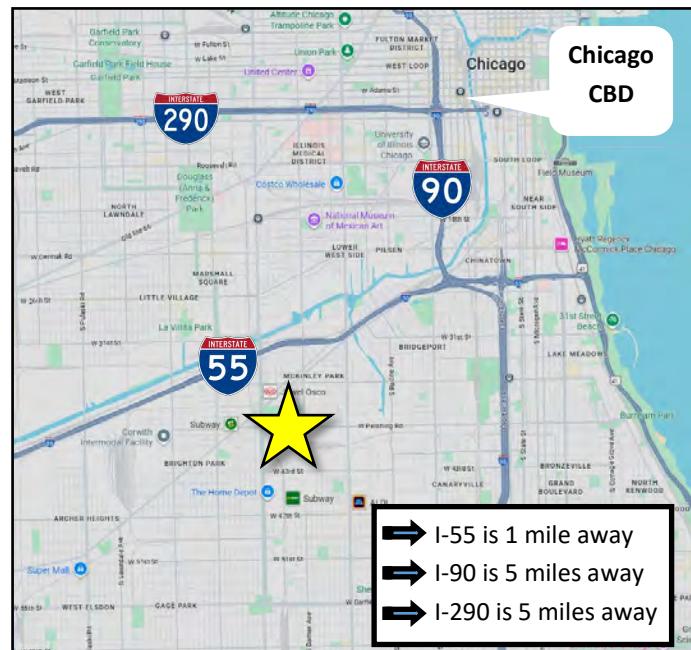


FOR SALE OR LEASE IN MCKINLEY PARK
32,500 SF FOOD PRODUCTION BUILDING



RARE FOOD PRODUCTION BUILDING WITH 5,000 SF OFFICE SPACE, 5 DOCKS, 20 PARKING SPACES AND GATED OUTDOOR AREA. FOOD GRADE BUILD-OUT WITH FREEZER, COOLERS, AND MULTIPLE KITCHENS. RECENT IMPROVEMENTS INCLUDE A NEW ROOF, NEW ELEVATOR MOTOR, NEW HVAC/MAKE UP AIR. GREAT OPPORTUNITY FOR OWNER OR INVESTOR. CLOSE TO HIGHWAYS, CHICAGO CENTRAL BUSINESS DISTRICT AND MIDWAY AIRPORT.

Sale Price:	\$2,500,000 \$2,250,000
Lease Price:	\$10 PSF \$9.50 PSF Modified Gross (For Full Building)
Building Size:	32,500 SF (Divisible by Floor)
Land Size:	46,609 SF
Office Size:	5,000 SF
Zoning:	M2-3
Power:	1200A, 3P, 4 Wire Service Can also handle 240 Volt 1P
Ceiling Height:	10'-13'
Docks:	(3) 5'11" x 7'5" (2) 7'11" x 8'11"
Parking:	20 Spaces
Taxes (2023):	\$1.25 PSF
PINs:	20-06-100-019-0000 20-06-100-099-0000 20-06-100-009-0000



ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

DAVID KAPLAN

630-294-8689

DAVID@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.

4220 W. MONTROSE AVE.
CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

STRAUSS

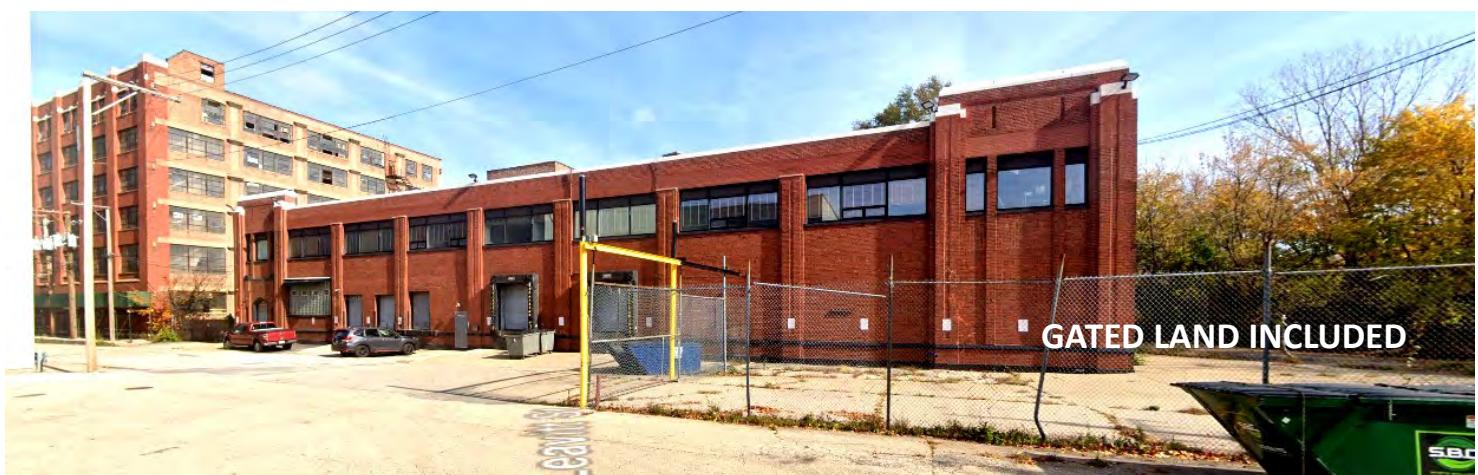
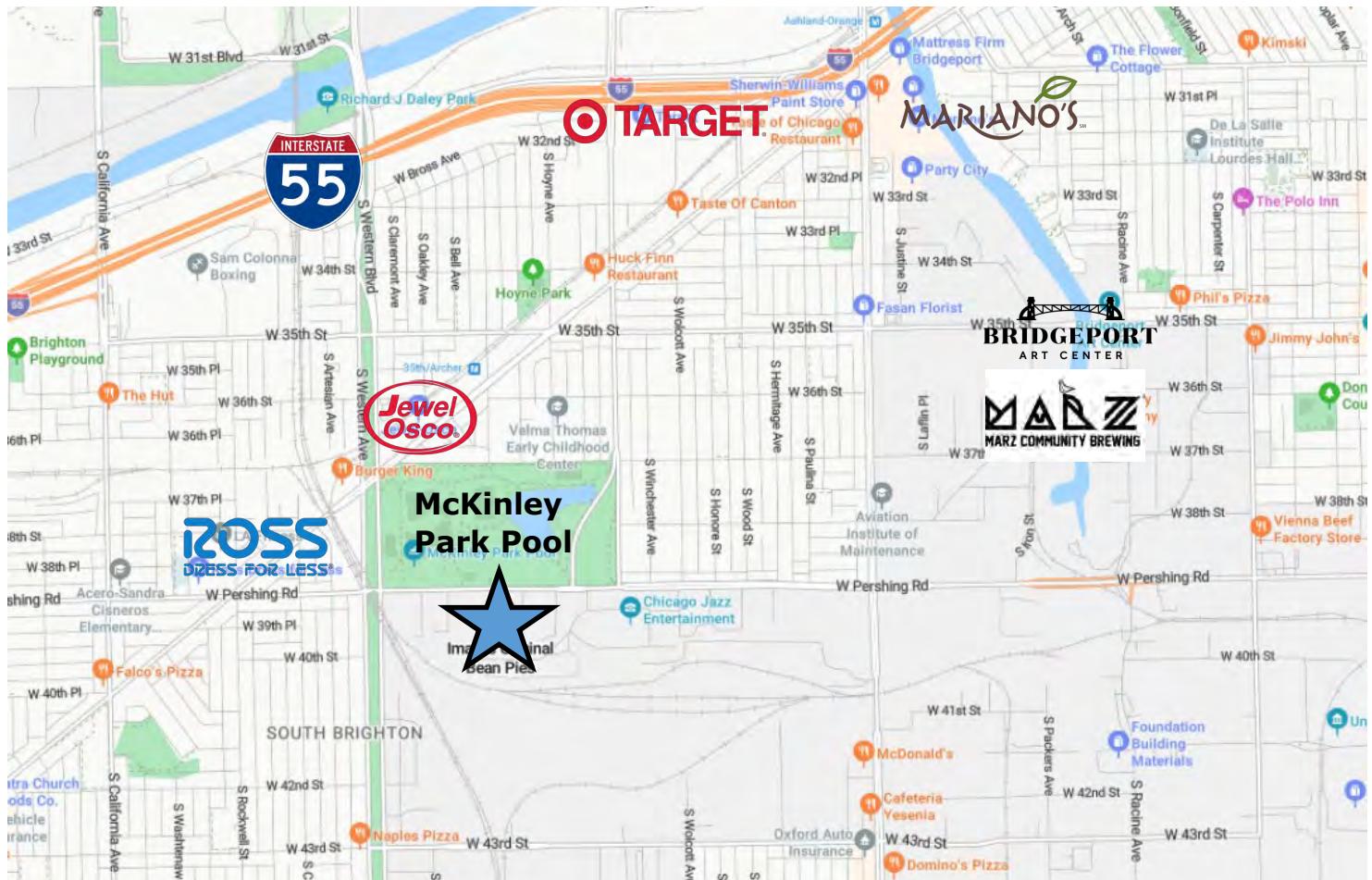
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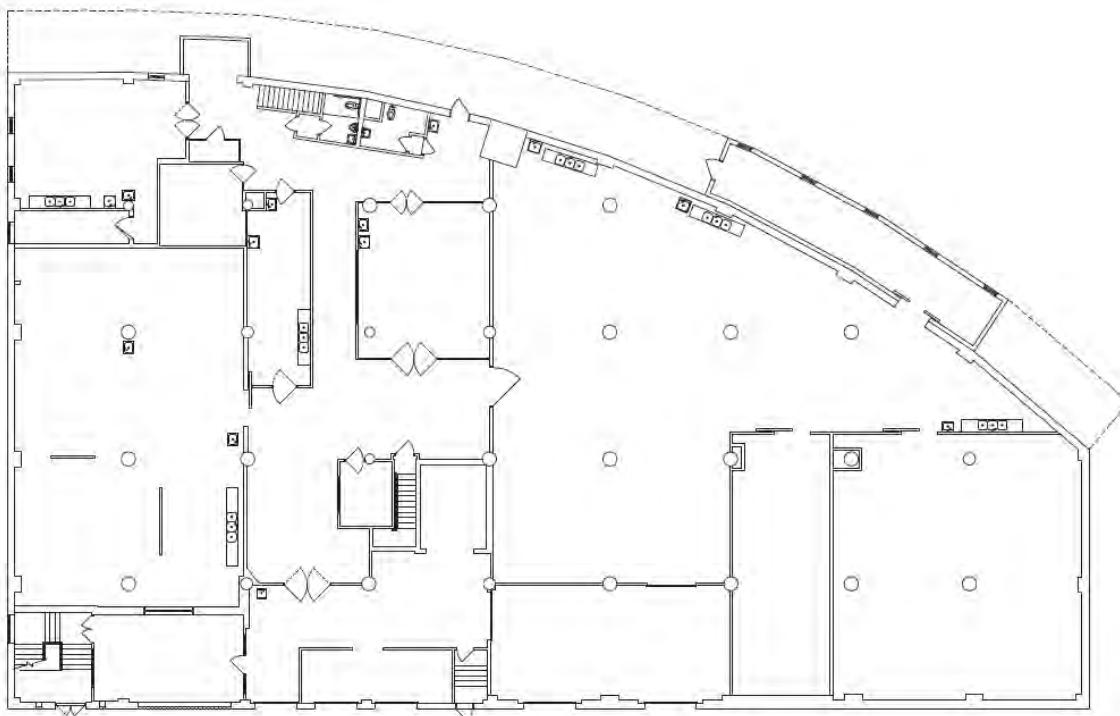
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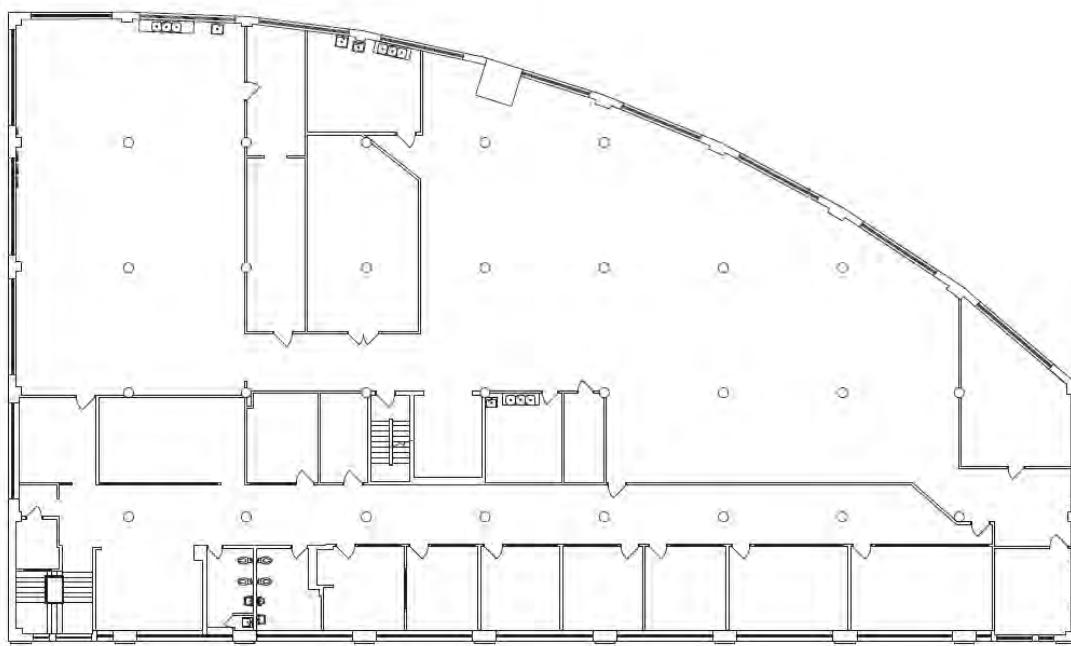
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1ST FLOOR PLAN



2ND FLOOR PLAN



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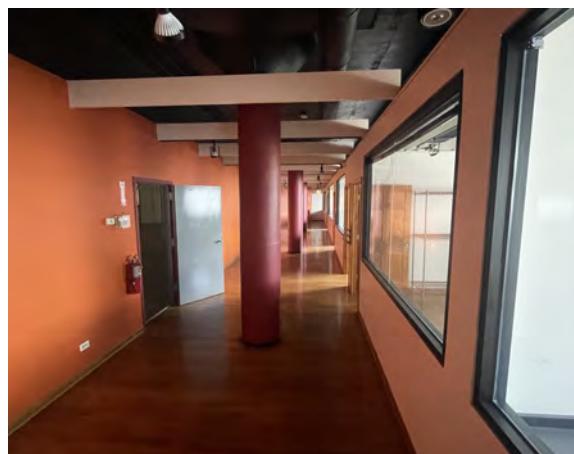
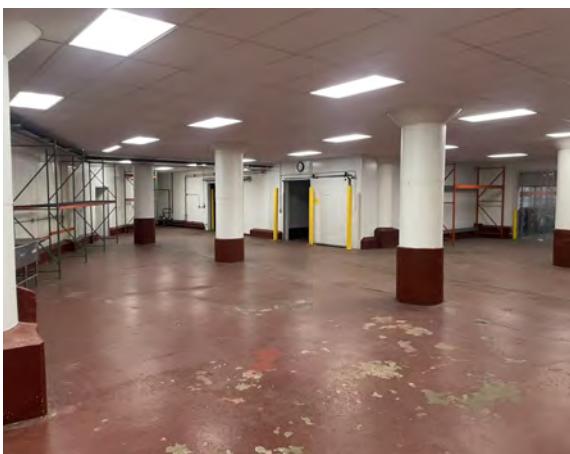


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