

STRAUSS

REALTY, LTD.

3931 S. LEAVITT ST.
CHICAGO, ILLINOIS 60609

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

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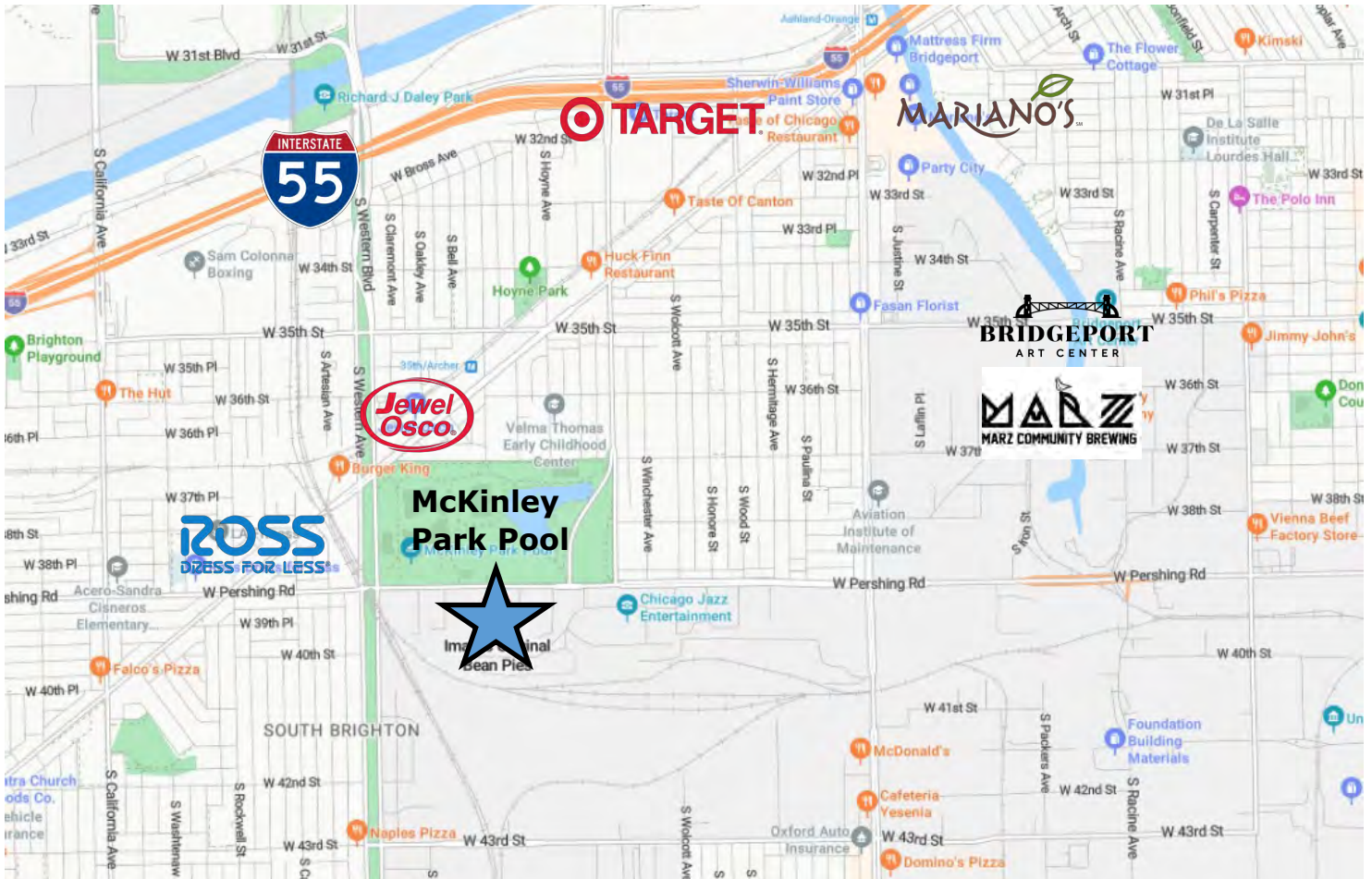
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4220 W. MONTROSE AVE.

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PHONE: 773-736-3600

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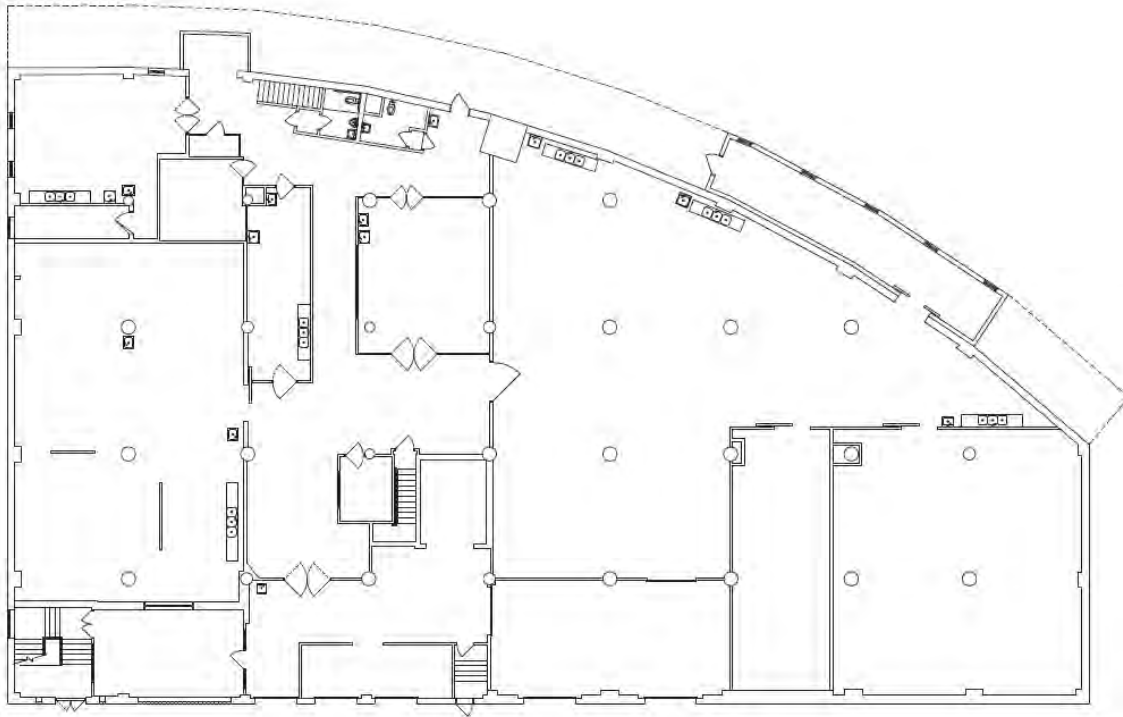
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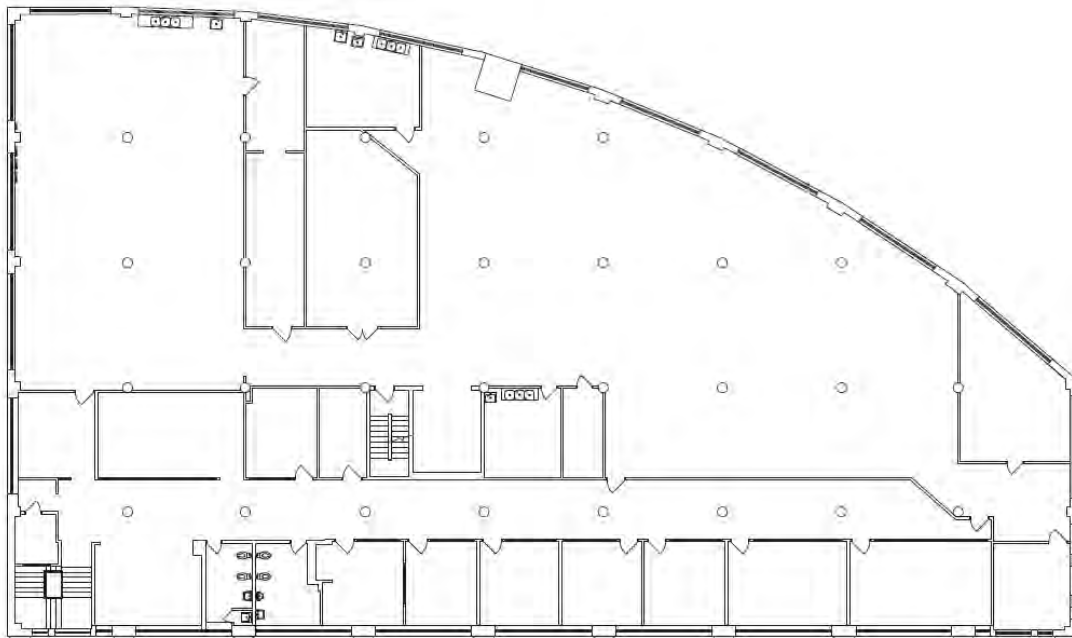
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1ST FLOOR PLAN



2ND FLOOR PLAN



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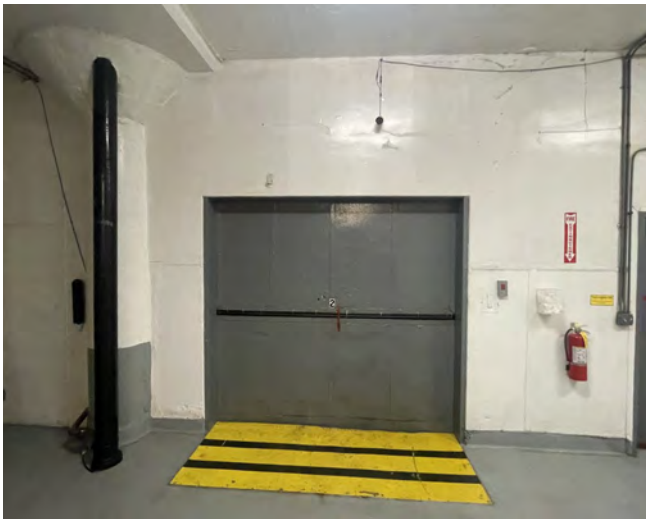
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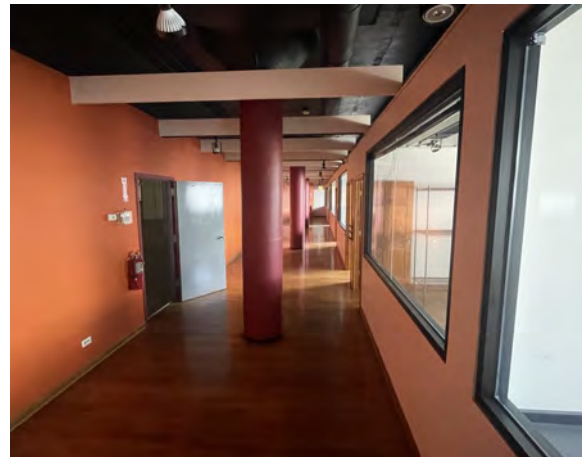
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