

±19,918 SF INDUSTRIAL BUILDING AVAILABLE!



Sale Price: \$650,000 (\$32.63 PSF)

Lease Rate: Subject To Offer

Building Size: ±19,918 SF

Land Size: ±20,496 SF

Office Size: ±1,500 SF

Power: Heavy

Ceiling Height: 12' Clear

Zoning: M2-2

2019 Real Estate Taxes: \$14,864.38

Parking: Street Parking

Loading: 1 Interior Recessed Dock & 2 Drive-in-doors

Highlights:

- Full HVAC, Functional, Move-In-Ready manufacturing building.
- 37Th Ward– Alderman Emma Mitts.
- TIF District, Enterprise Zone, Empowerment Zone.
- 3 city lots (approx. 9,375 SF land) available at 1524, 1536 and 1538 N Kilpatrick for an additional \$30,000



ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

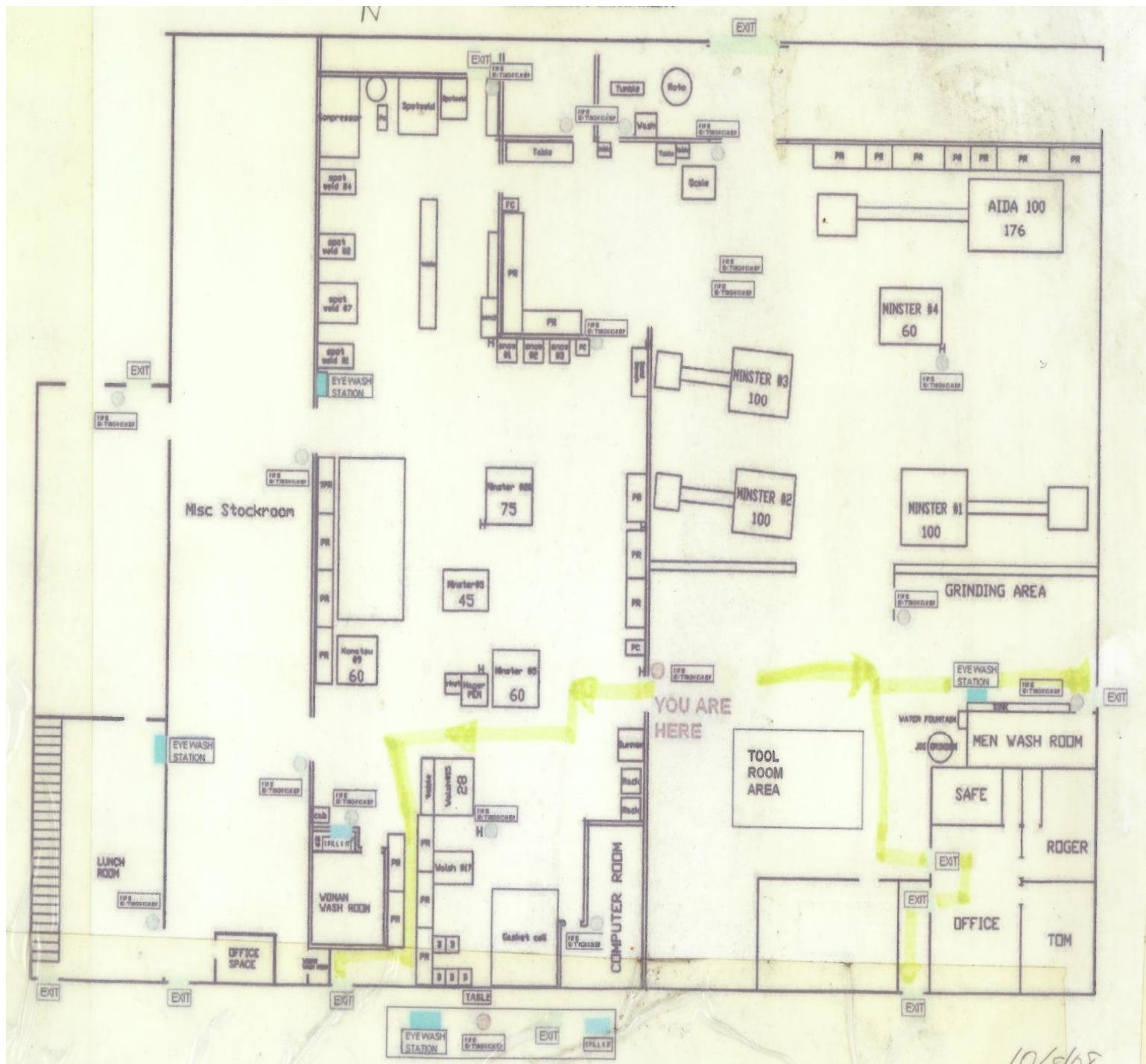
STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

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4700-4714 W. LE MOYNE ST.
CHICAGO, IL. 60651

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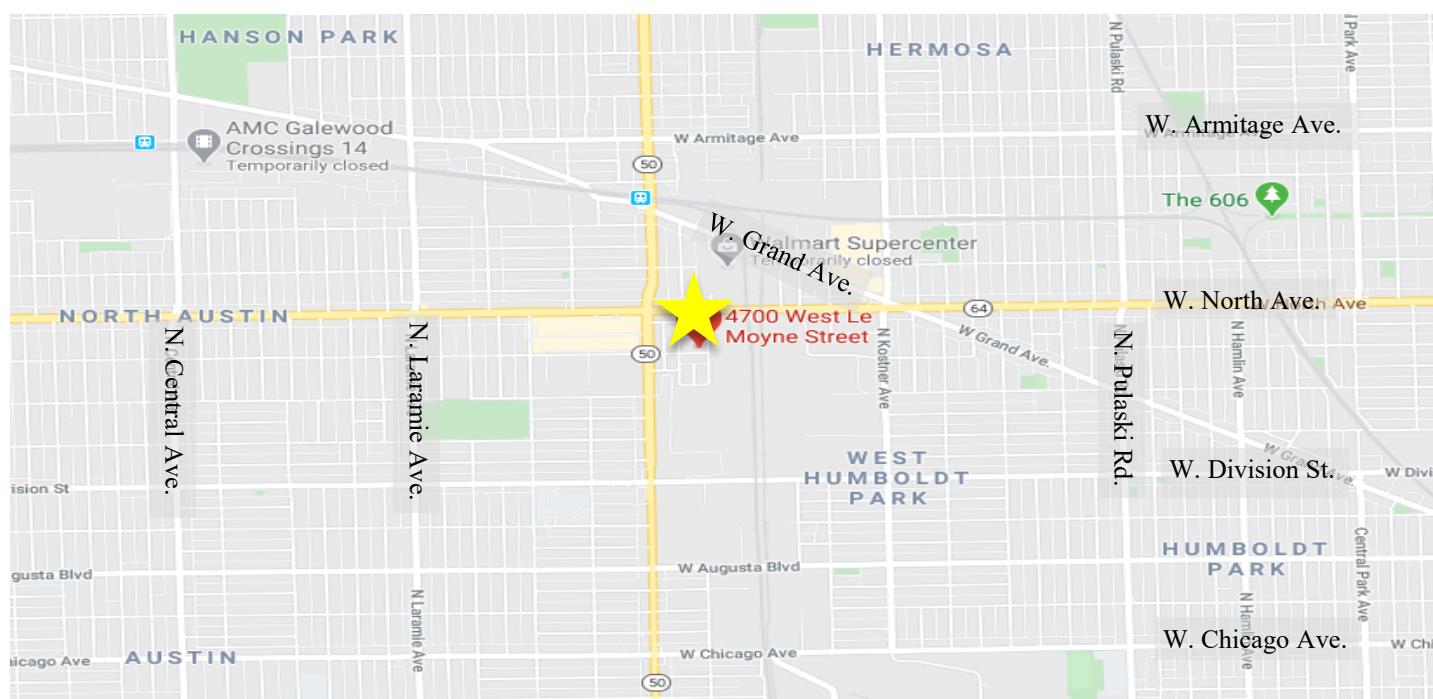
N. Keating Ave.

N Kilpatrick Ave.

W Le Moyne St

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