



## PROPERTY INFORMATION

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### FOR SALE or LEASE

**25,000 SF ONE STORY  
3355 W. 48<sup>th</sup> PLACE  
CHICAGO, ILLINOIS**

<b>Building Size:</b>	25,000 SF
<b>Site Size:</b>	56,982 SF
<b>Office Size:</b>	500 SF
<b>Description:</b>	Brick construction – One story warehouse
<b>Loading:</b>	Four (4) exterior truck docks
<b>Ceiling Height:</b>	12'
<b>Sprinklered:</b>	Yes
<b>Heat:</b>	Gas forced air blowers
<b>Bay Size:</b>	40' X 20'
<b>Parking Area:</b>	30 cars
<b>Zoning:</b>	M 2-3
<b>Real Estate Taxes:</b>	\$31,894 (2008)
<b>Lease Price:</b>	\$4.95 Gross
<b>Sale Price:</b>	\$895,000
<b>Comments:</b>	<ul style="list-style-type: none"><li>• Clean space with natural light</li><li>• Excellent loading</li><li>• Large land site</li><li>• Located minutes to I55 expressway</li></ul>
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