

5504 N NORTHWEST HWY, CHICAGO, IL 60630



FOR SALE

23,000 SF Industrial Crane Building on North Side

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PROPERTY DESCRIPTION

For sale: 23,000 SF industrial building with two drive-in doors on a 26,000 SF site. Excellent North Chicago location with immediate access to I-90, the Gladstone Park UP-NW Metra Station, O'Hare International Airport, and the Northwest suburbs. Includes 5 ton crane with 13' under hook. Outdoor area for parking or storage. Ideal for manufacturing, distribution, logistics, warehousing, and other industrial uses.

Listed at: **\$1,395,000**

Property Data

Building SF:	23,000 SF
Lot SF:	26,000 SF
Property Type:	Industrial
Drive in Doors:	2 (13'6"x10'6")
Ceiling Height:	12'-16' Clear
Crane:	5 ton with 13' under hook
Power:	1200 amps
Office:	1,000 SF approx.
Zoning:	M1-2
PIN:	13081040050000
Taxes (2024):	\$53,771
Parking:	5 spaces
Ward:	45
Alderman:	James M. Gardiner

Disclaimer. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Strauss Realty, Ltd.

CONTACT

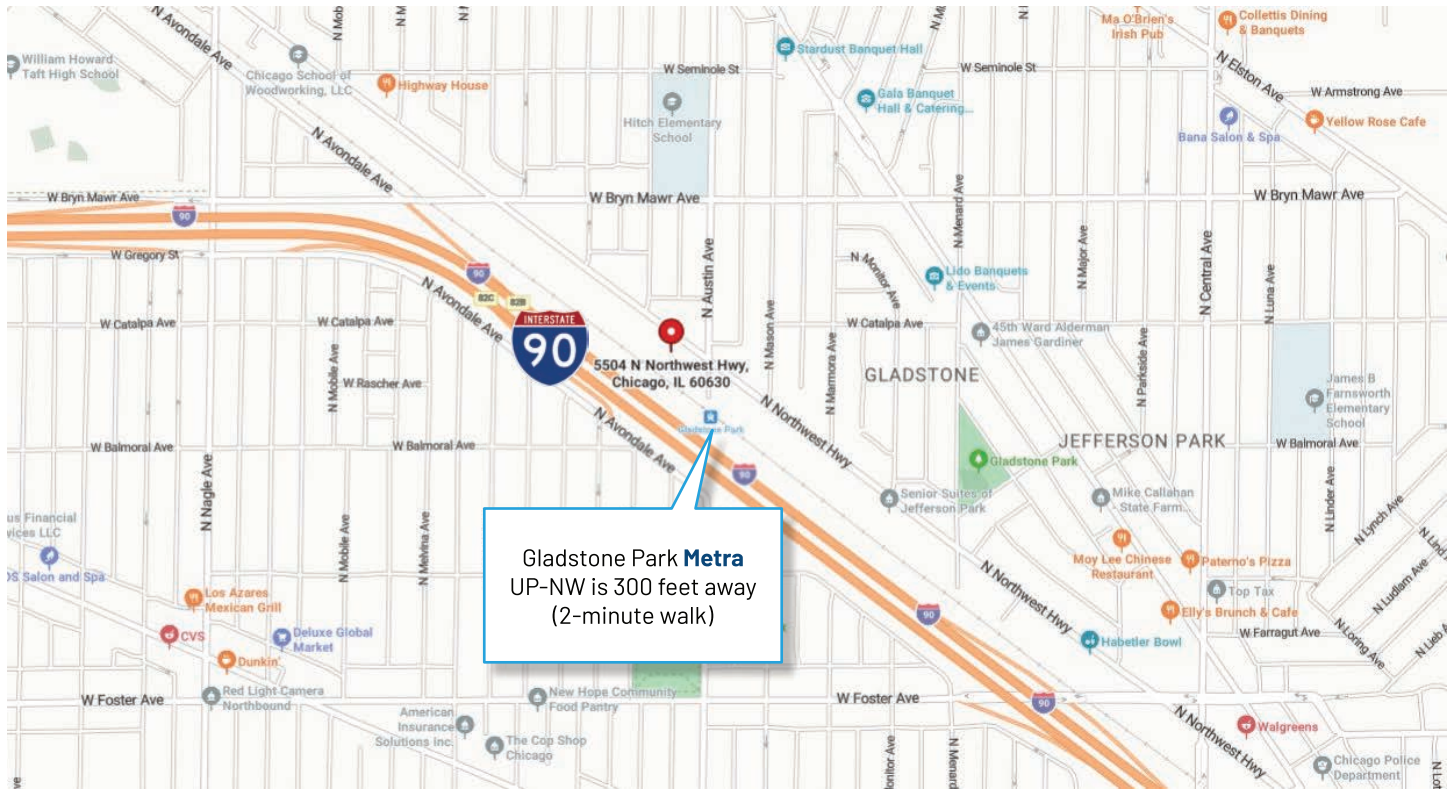
Adam Schneiderman, SIOR

(847) 826-4467 Mobile
(773) 736-3600 Office
adam@straussrealty.com

David Kaplan

(630) 294-8689 Mobile
(773) 736-3600 Office
david@straussrealty.com



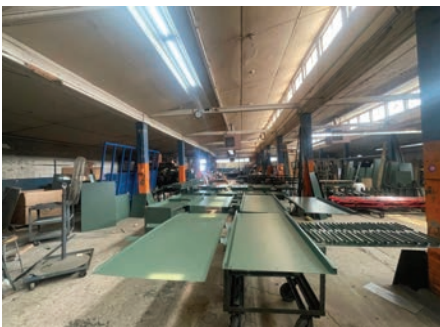


LOCATION HIGHLIGHTS

- North Side location with great access to suburbs via I-90
- Gladstone Park Metra UP-NW line is only 2 minute walk away
- O'Hare is only 6 miles away (20 minute drive)
- Nearby businesses include Cat's Eye Coating, Designhawk Innovations, Columbia Sheet Metal Works, Orion Industries, KCP Metal, Polpress, The Mill Fastpitch, Chicago Firewood, The Perfect Car Wash & Detailing
- Nearby eateries include Vaughan's Pub & Grill, Baked by Jane Cafe, Chicago Sweet Connection

INTERIOR

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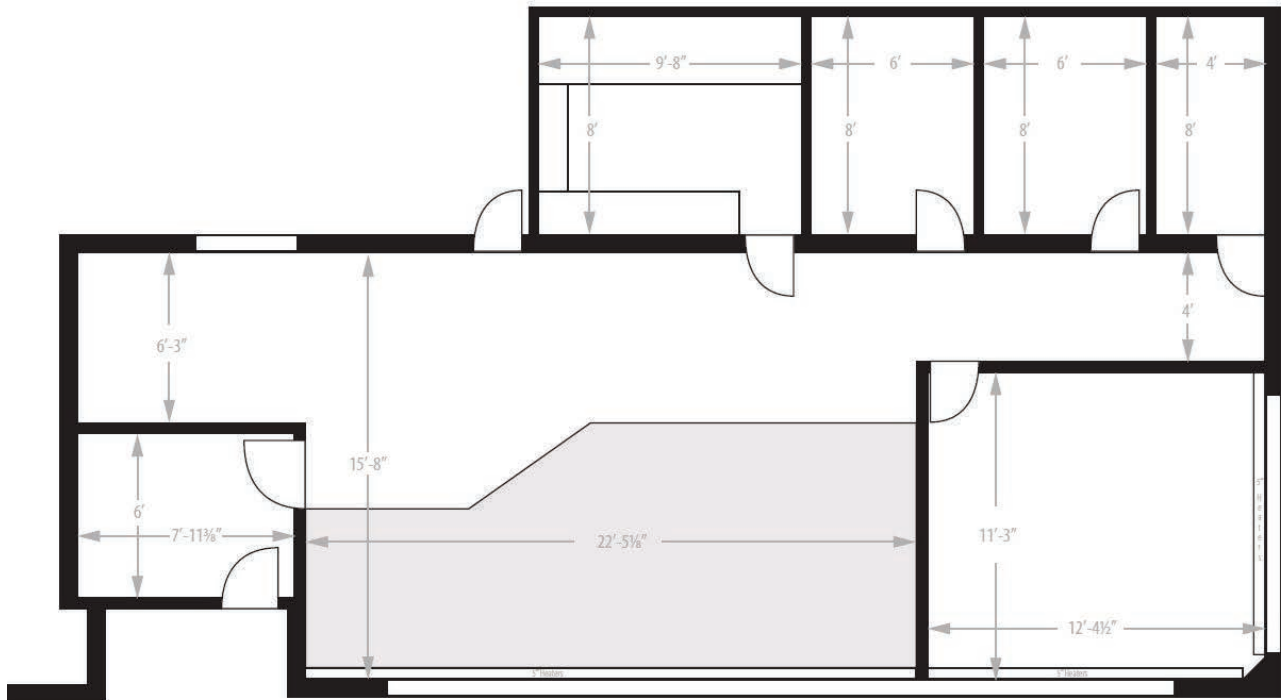
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OFFICE LAYOUT

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