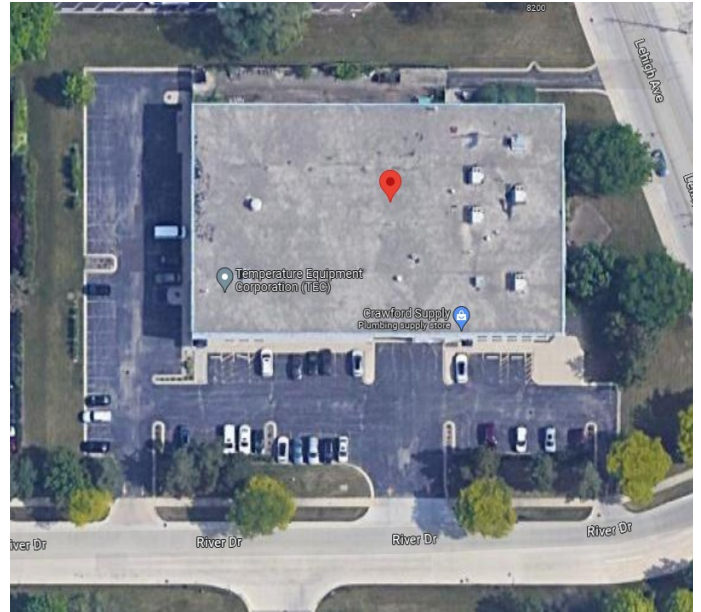


**USER/INVESTOR OPPORTUNITY- 37,666 SF FOR SALE!**  
**29,818 SF Warehouse—Leased—Current Income \$226,530/YR NNN**  
**7,848 2nd Floor Office—Available for Lease**  
**Potential for 21,383 SF 1st & 2nd Floor Available for User**



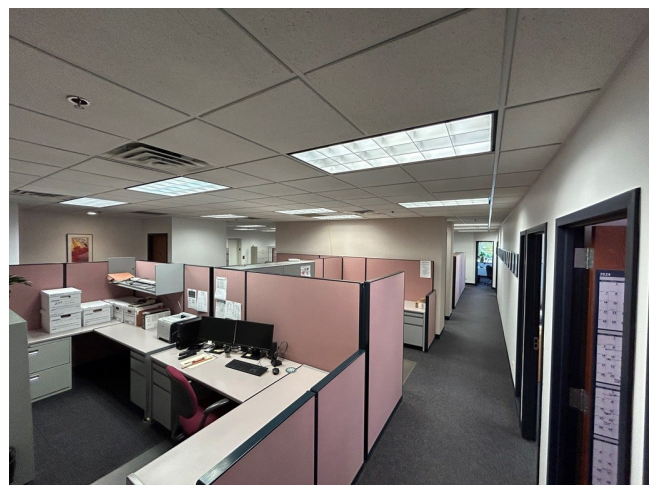
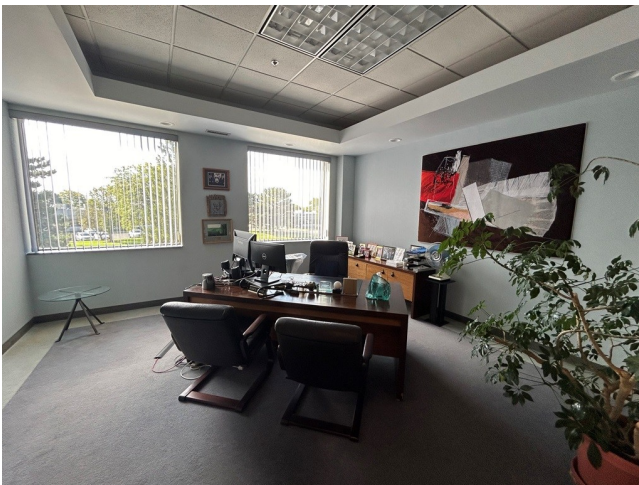
<b>For Sale:</b>	<b>±37,666 SF Total Building for \$3,999,000</b>
<b>For Lease:</b>	<b>±7,848 SF 2nd Floor Office for \$9.10 PSF NNN</b>
<b>Taxes &amp; Opex:</b>	\$4.86 PSF
<b>Ceiling Height:</b>	23.6' Clear
<b>Docks:</b>	2 (Shared)
<b>Drive-In Doors:</b>	3
<b>Sprinklers:</b>	Wet
<b>Features:</b>	<ul style="list-style-type: none"> <li>• Showroom Space</li> <li>• Heated Floors in Warehouse</li> <li>• Heavy Parking</li> <li>• Outdoor Storage</li> <li>• Potential to Offer 13,535 SF 1st Floor for a User Sale</li> </ul>



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

**7,848 2ND FLOOR OFFICE**  
**AVAILABLE FOR LEASE -\$9.10 PSF, NNN**



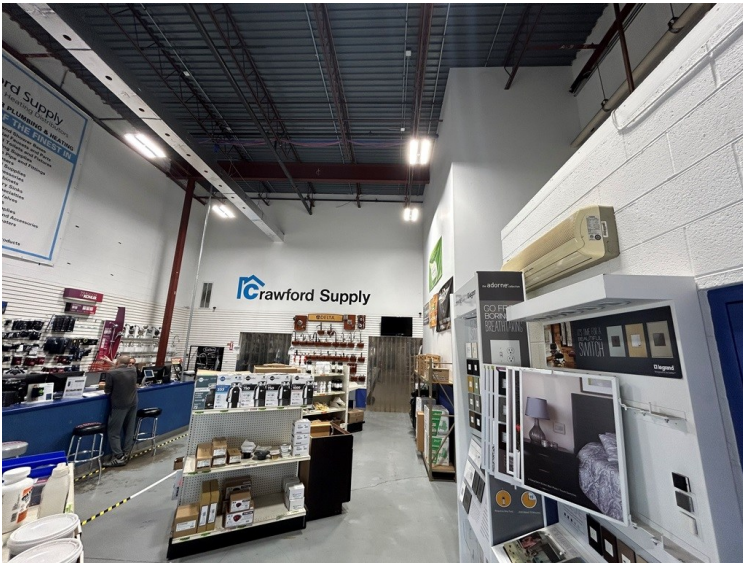
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**29,818 SF WAREHOUSE**

**LEASED**

**CURRENT INCOME \$226,530/YR NNN**



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