

2900-2950
N OAKLEY,
CHICAGO



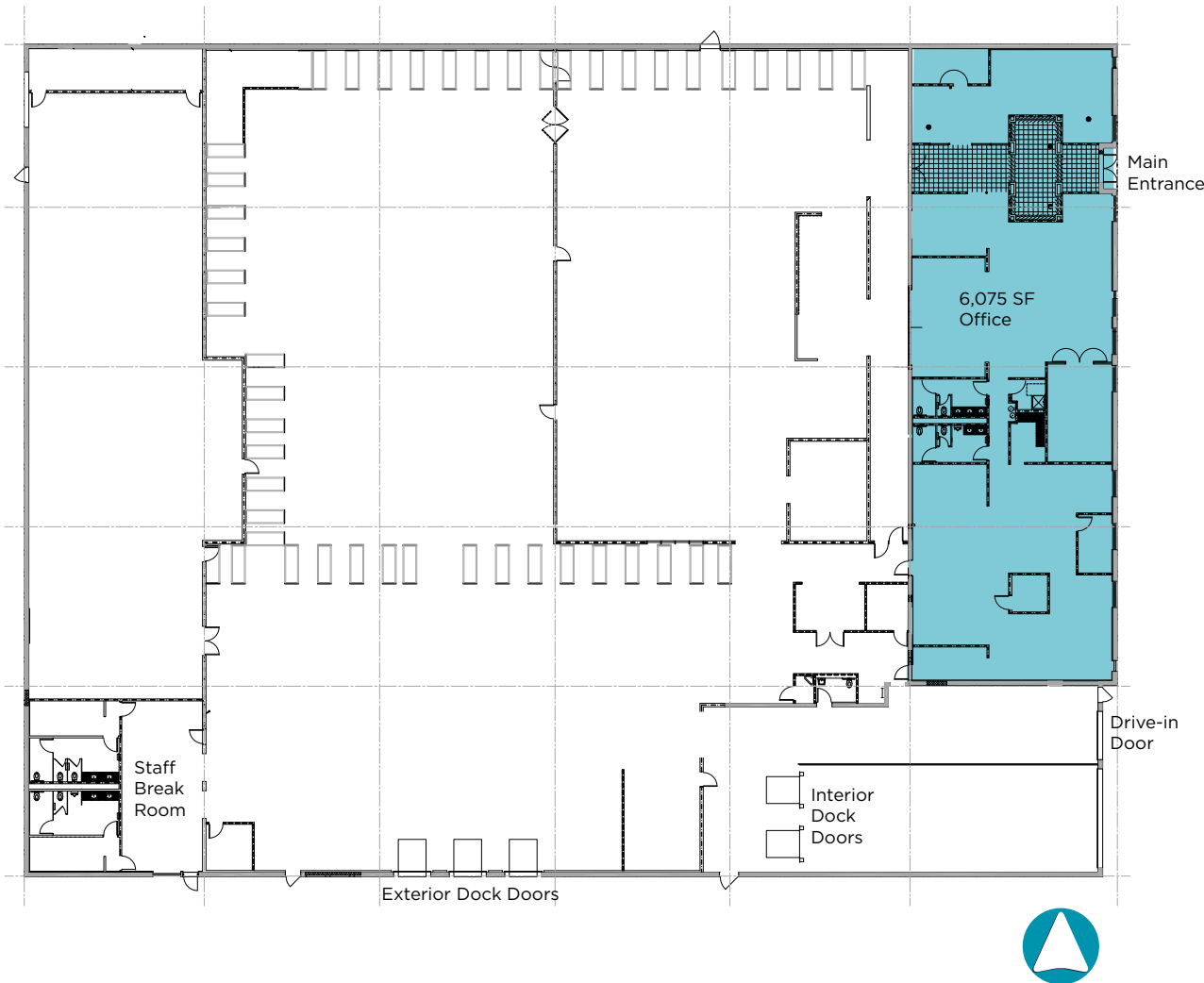
FOR SALE, LEASE OR REDEVELOPMENT OPPORTUNITY

42,367 SF BUILDING ON 2.29 ACRES



CUSHMAN &
WAKEFIELD

FLOOR PLAN



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- Fully Air-Conditioned Warehouse
- Exterior Lighting in Yard
- Warehouse Can Accommodate a Crane
- Ample Parking

PROPERTY OVERVIEW

Building Size	42,367 SF
Office Size	6,075 SF
Year Built	1971
Site Size	2.29 acres
Zoning	M2-2

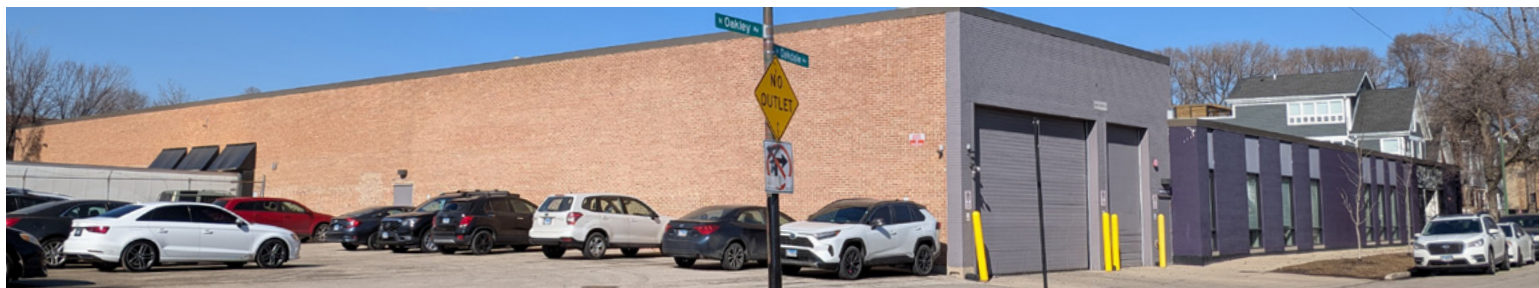
PROPERTY FEATURES

Clear Height	18'
Column Spacing	37' x 34'
Dock Doors	3 exterior, 2 interior
Drive-In Doors	1 (14'x10')
Levelers	3 exterior, 2 interior
Car Parking	62
Power	4,000 AMPS
Sprinklers	Wet
HVAC	Full A/C; Heating: Gas
RE Taxes (2025)	\$151,283
Sale Price	\$9,950,000
Lease Rate	\$17.00 Net

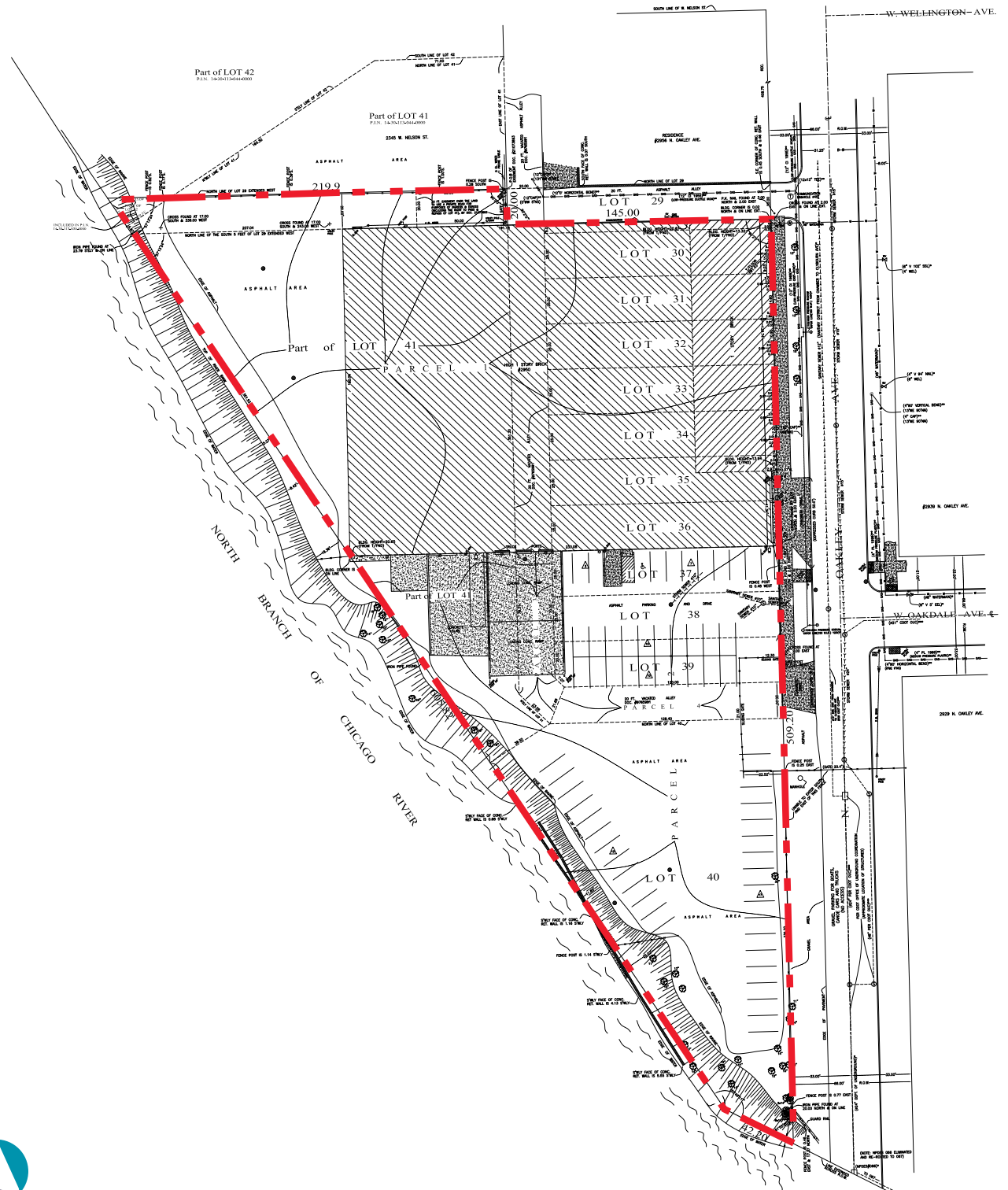




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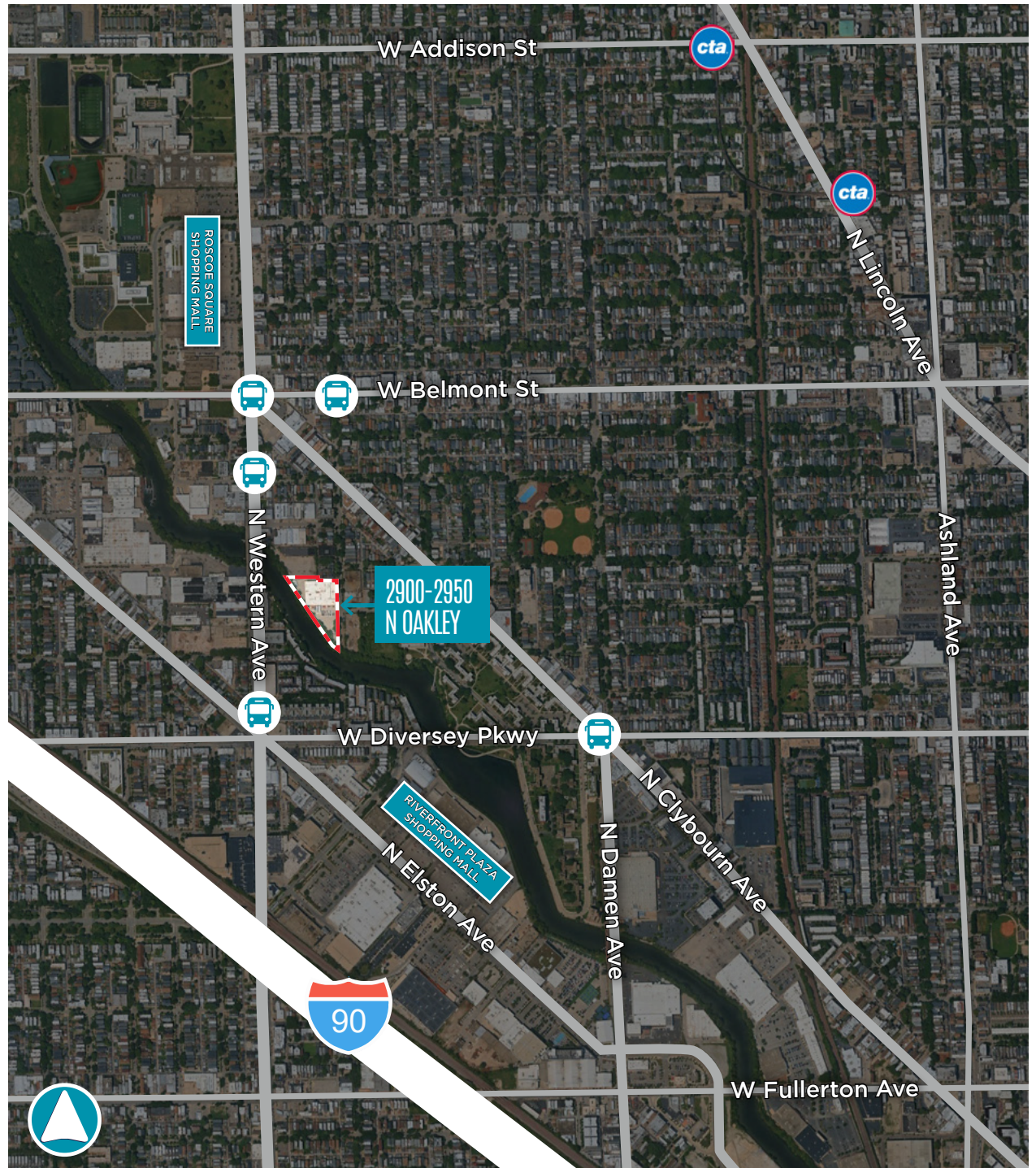


SURVEY



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- Immediate Access to I-90
- Minutes to O'Hare or Midway
- Very Walkable
- Good Transit Score
- Nearby Amenities



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FOR MORE INFORMATION, CONTACT:

SEAN HENRICK, SIOR

Vice Chair
847 518 3215
sean.henrick@cushwake.com

RYAN KLINK

Managing Director
847 518 3211
ryan.klink@cushwake.com

STEVE AARONSON

Director
312 339 2220
steve.aaronson@cushwake.com



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9500 W Bryn Mawr, Suite 600
Rosemont, IL 60018
cushmanwakefield.com