PRICED TO SELL! FLEX / INDUSTRIAL / OFFICE GARFIELD PARK - 4015 WEST CARROLL

SPECIFICATIONS:

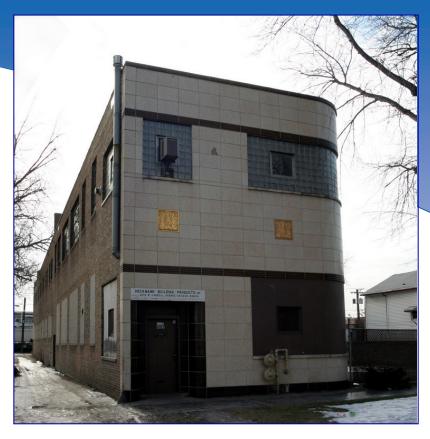
Price (recently reduced): \$675,000 \$699,000

Building Size: \pm 20,708 SF

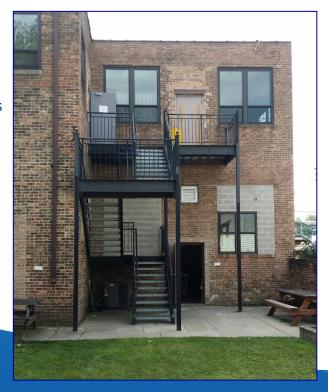
Parking Lot Size: \pm 9,000 SF

ATTRIBUTES:

- Priced to sell at under \$33 per sq. ft.
- Includes large parking lot which is 2 city lots that are approx. 180 ft. deep
- User or investor opportunity
- Well maintained and professionally managed building
- Low real estate taxes \$27,240 (2016)
- M1-2 Zoning
- <u>+</u> 12 16 ft. clear ceiling heights
- Convenient access to I-290 and Cicero Ave.
- Adjacent to Green Line Pulaski stop and multiple bus routes
- Currently +/- 75% leased but leases have termination rights (if necessary)
- Three (3) drive in doors along with a freight elevator, largest door is 14' wide X 14.5' high
- Ideal opportunity for light manufacturing, community organizations, non profits, and various office or industrial businesses.







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