

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

## SPECIFICATIONS:

Price (recently reduced):	<del>\$675,000</del> \$699,000
Building Size:	± 20,708 SF
Parking Lot Size:	± 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
- ± 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.



**Noah O'Neill**  
**[noneill@rnrealty.com](mailto:noneill@rnrealty.com)**  
**312.245.5206**

Content contained herein is from sources deemed reliable and is subject to errors, omissions, and change without notice. No representations or warranties are made or implied hereby.

**RN Realty LLC**  
**[www.rnrealty.com](http://www.rnrealty.com)**

225 West Illinois, Suite 350, Chicago, IL 60654  
**[www.rnrealty.com](http://www.rnrealty.com)**



# FOR SALE - FLEX / INDUSTRIAL BUILDING WEST GARFIELD PARK 4015 WEST CARROLL



**Noah O'Neill**  
**[noneill@rnrealty.com](mailto:noneill@rnrealty.com)**  
**312.245.5206**

Content contained herein is from sources deemed reliable and is subject to errors, omissions, and change without notice. No representations or warranties are made or implied hereby.

**RN Realty LLC**  
**[www.rnrealty.com](http://www.rnrealty.com)**

225 West Illinois, Suite 350, Chicago, IL 60654  
**[www.rnrealty.com](http://www.rnrealty.com)**



# FOR SALE - FLEX / INDUSTRIAL BUILDING WEST GARFIELD PARK 4015 WEST CARROLL



**Noah O'Neill**  
**[noneill@rnrealty.com](mailto:noneill@rnrealty.com)**  
**312.245.5206**

Content contained herein is from sources deemed reliable and is subject to errors, omissions, and change without notice. No representations or warranties are made or implied hereby.

**RN Realty LLC**  
**[www.rnrealty.com](http://www.rnrealty.com)**

225 West Illinois, Suite 350, Chicago, IL 60654  
**[www.rnrealty.com](http://www.rnrealty.com)**



[illegible]