

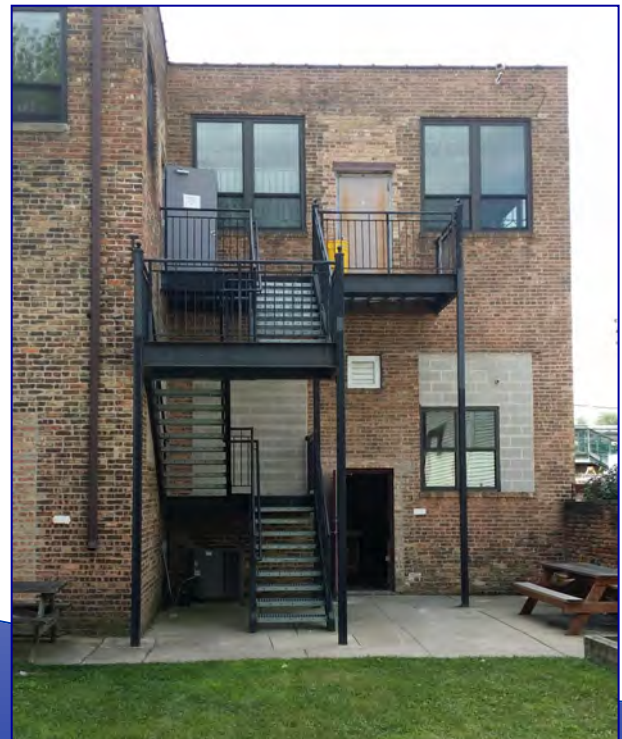
PRICED TO SELL - UNDER \$24 PSF FLEX / INDUSTRIAL / OFFICE 4015 WEST CARROLL

SPECIFICATIONS:

Price Reduced:	\$495,000 \$599,500
Building Size:	± 20,708 SF
Parking Lot Size:	± 9,000 SF

ATTRIBUTES:

- Priced to sell at under \$24 per sq. ft.
- Includes parking lot which is two over sized city lots
- User or investor opportunity - flexible options
- Well maintained and professionally managed building
- Open floor plans w/ ± 12 - 16 ft. clear ceiling heights
- M1-2 and PMD Zoning
- Currently +/- 75% leased, two (2) tenants w/ long term occupancy history
- Located in an Opportunity Zone providing a buyer long term tax advantages
- Convenient location adjacent to Green Line Pulaski CTA train stop
- Easily accessible to I-290 and Cicero Ave.
- 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, not for profits, and various office or industrial businesses.



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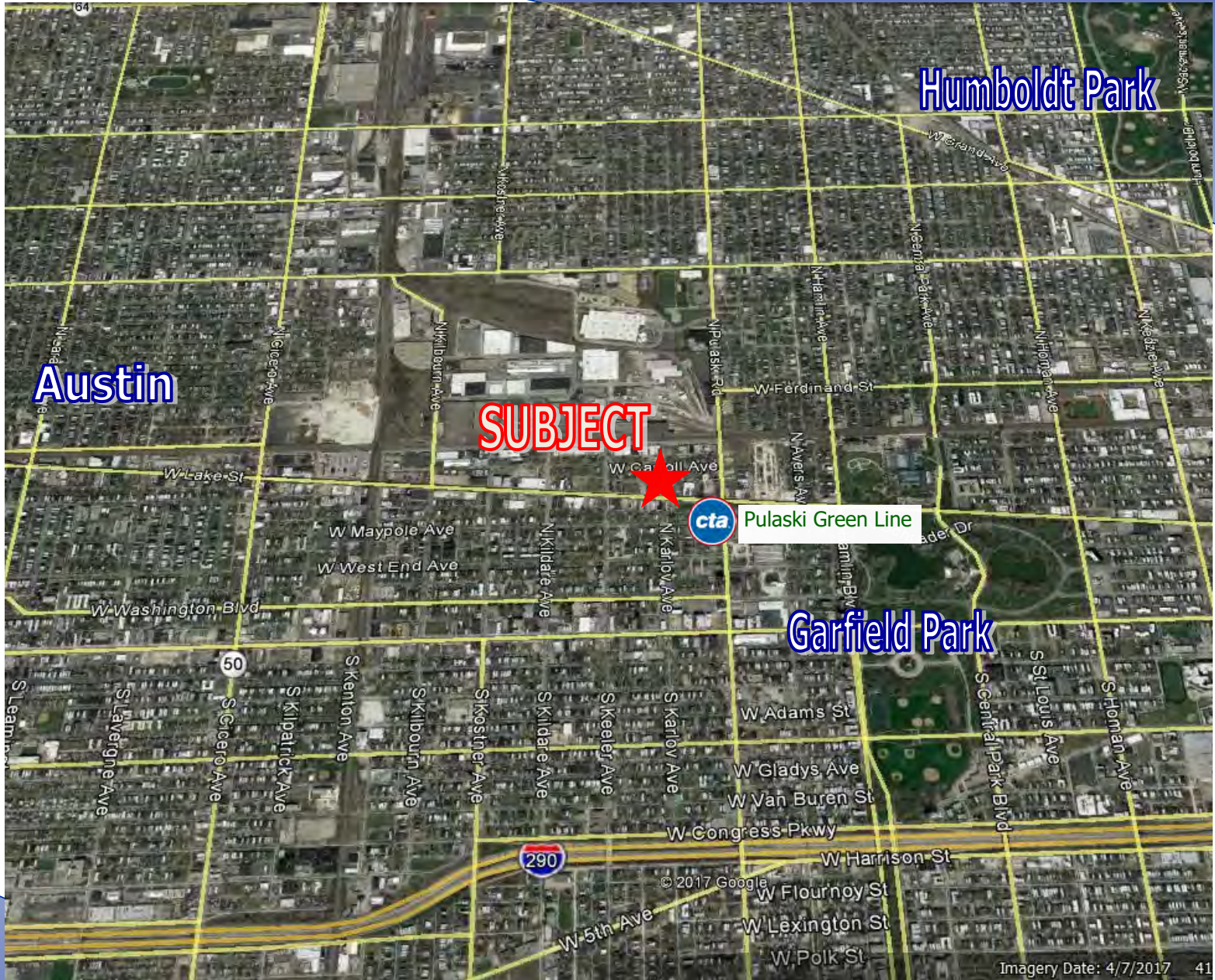
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