

FOR SALE & LEASE
42,000 SF

1826 N. Lorel Avenue
Chicago, IL



PROPERTY SPECIFICATIONS:

Contact:

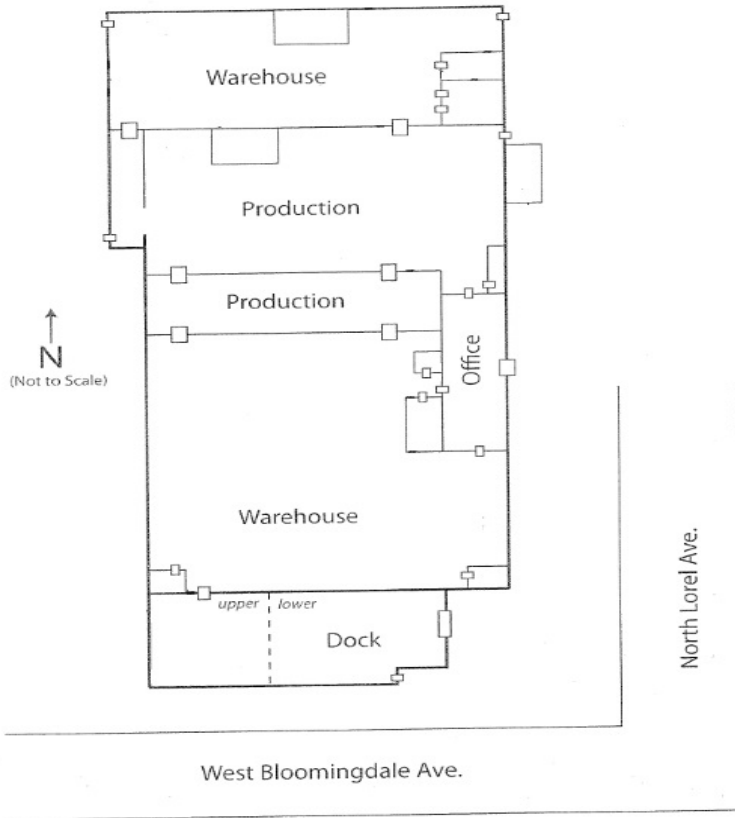
Nick Walby
(847) 310-4208
nwalby@entreccommercial.com

Brian Bocci
(847) 310-4296
bbocci@entreccommercial.com

Building Size:	42,000 SF	
Office:		+/- 3,500 SF (Approx.)
Lot Size:		2.23 Acres
Parking:		Ample
Loading:		2 Interior Docks
Ceiling Height:	16' Clear	
Power:		3200 Amps @240 Volts
Sprinkler:		Yes, Wet System
Real Estate Taxes:		\$1.30 PSF (2013)
Age:		1966, Addition in 2000
Lease Rate:		STO
Asking Price:		\$1,900,000 (\$45.24 PSF)

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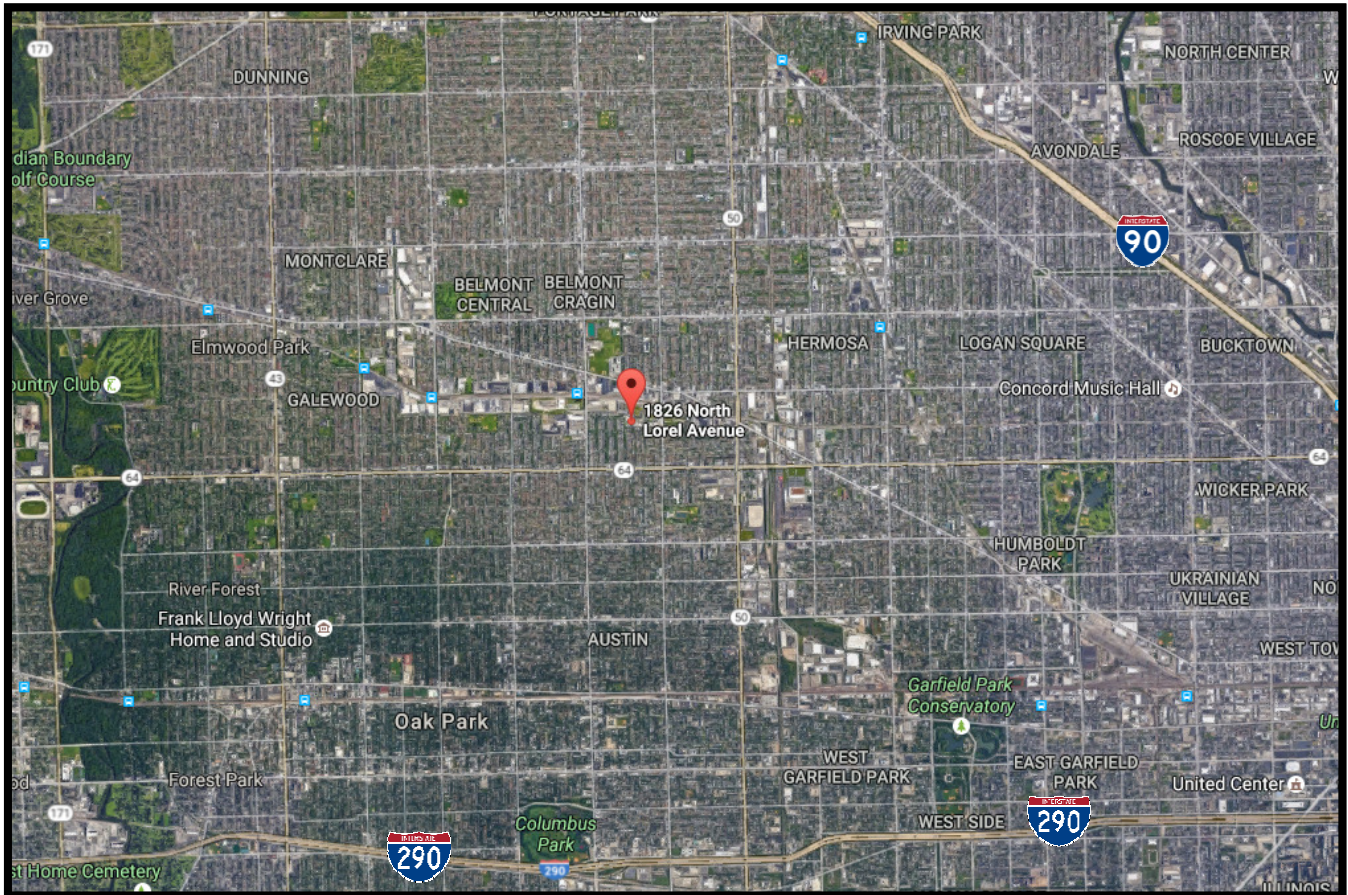
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PROPERTY FEATURES:

- Food Grade Facility
- Floor Drains & Air Lines Installed
- Freezer/Cooler Space
- Portions Of Warehouse Are Air Conditioned
- Extra Land Available For Potential Expansion & Parking
- Water Filtration System
- Sealed Epoxy Floors
- Lab Space
- Commercial Kitchen
- New Roof in 2009

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INCENTIVES:

- Utility Tax Exemption
- Sales Tax Exemption
- State Jobs Creation Credit
- Financial Assistance
- Investment Tax Credit
- Enterprise Zone 5
- Galewood/Armitage TIF District

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