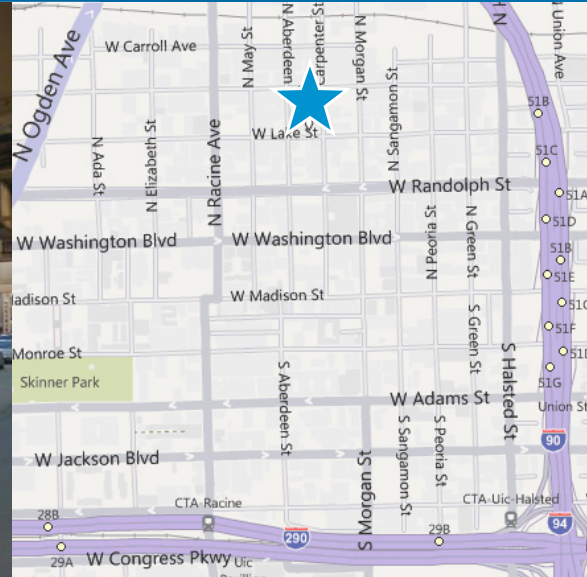


FOR SALE OR LEASE > 22,680 SQUARE FEET

1056 W. Lake Street

CHICAGO, IL



About This Property

- > Available: 22,680 SF
- > Building Dimensions: 100' x 226.80'
- > Site Size: 0.521 Acres
- > Existing Office: 750 SF first floor
500 SF second floor (executive office and 3/4 bath)
- > Freezers: 3 industrial freezers - 0 degrees
- > Coolers: 2 industrial coolers - 38-40 degrees
- > Ripening Rooms: 1
- > Construction: Brick
- > Loading: 1 - 14' overhead door leading to 2 interior docks with electric levelers (west side)
- > Drive-in Doors: 1 - 14' door (south side); 1 - 14' door (northeast side)
- > Heat: 4 industrial heaters in the warehouse
- > Year Built: 100+ years old
- > Zoning: C 1 - 2 (commercial with dwelling units above ground)
- > Sale Price: STO
- > Lease Rate at \$10.50/SF Gross
- > Real Estate Taxes: \$0.61/SF (Estimated 2011)

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