

3220-3240 COMMERCIAL AVENUE, NORTHBROOK

FOR SALE OR LEASE



7,540 SF
FOR LEASE
34,000 SF
FOR SALE

SKY HARBOR INDUSTRIAL PARK

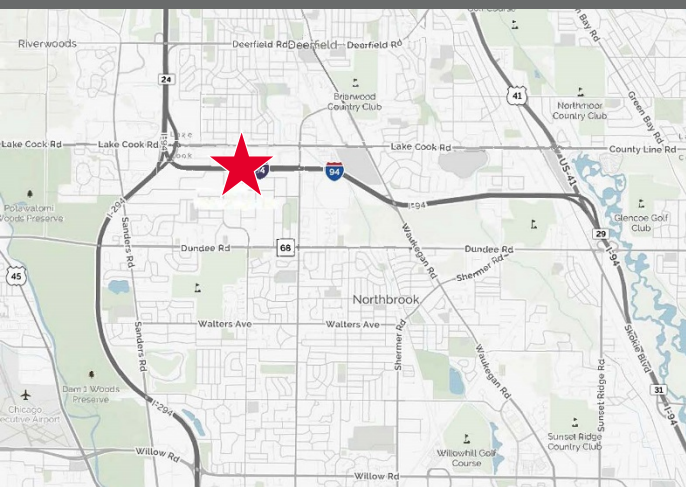
7,540 SF Industrial Warehouse
FOR LEASE / DIVISIBLE

-OR-

34,000 SF Industrial Warehouse (Entire Building)
FOR SALE

Building Size:	34,000 SF
Land Area:	1.38 Acres
Year Built:	1977
Clear Height:	18'
Parking:	20 Spaces
Power:	200-400 A
Loading:	3 Drive-in Doors
Real Estate Taxes:	\$2.73/SF (2016)
Asking Lease Price:	\$7.50/SF MG for entire space \$8.25/SF MG if subdivided

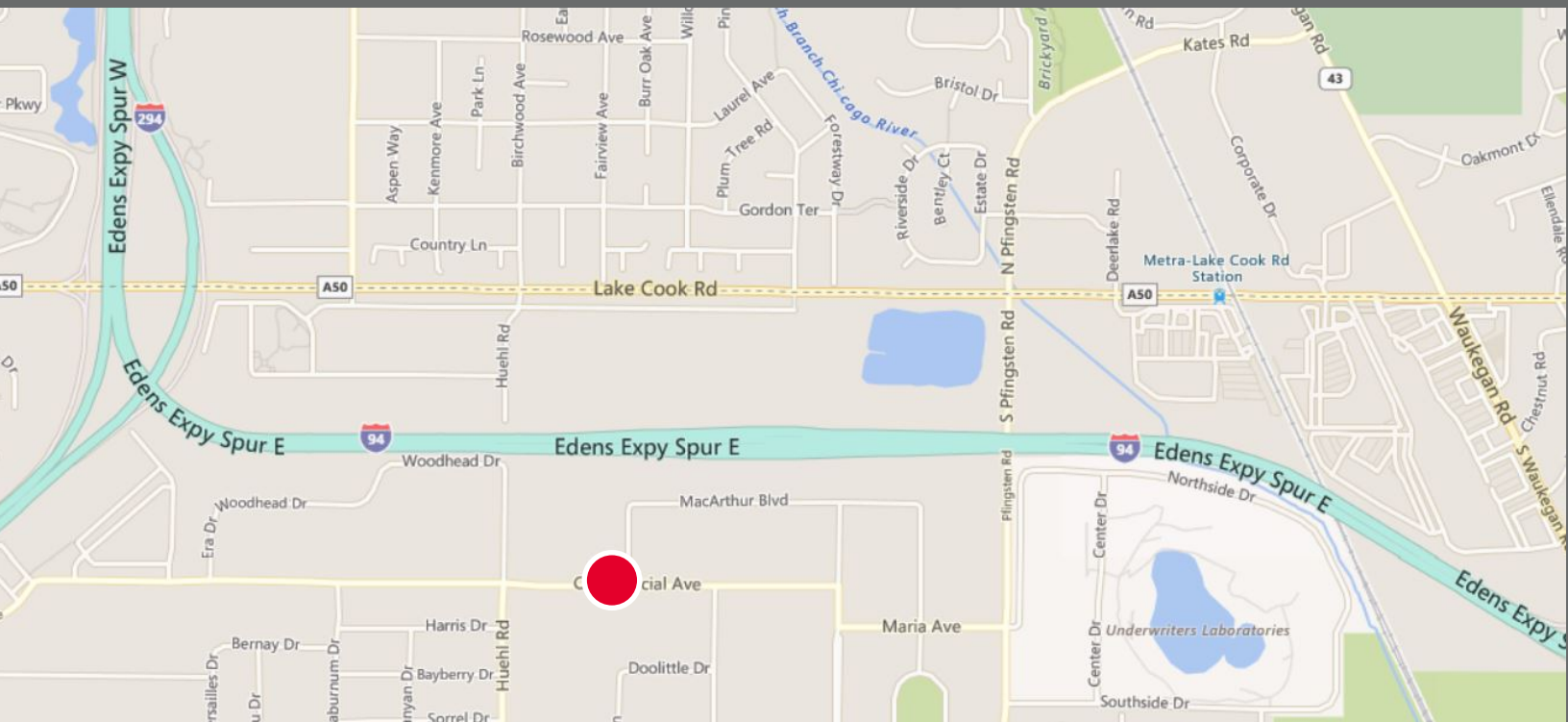
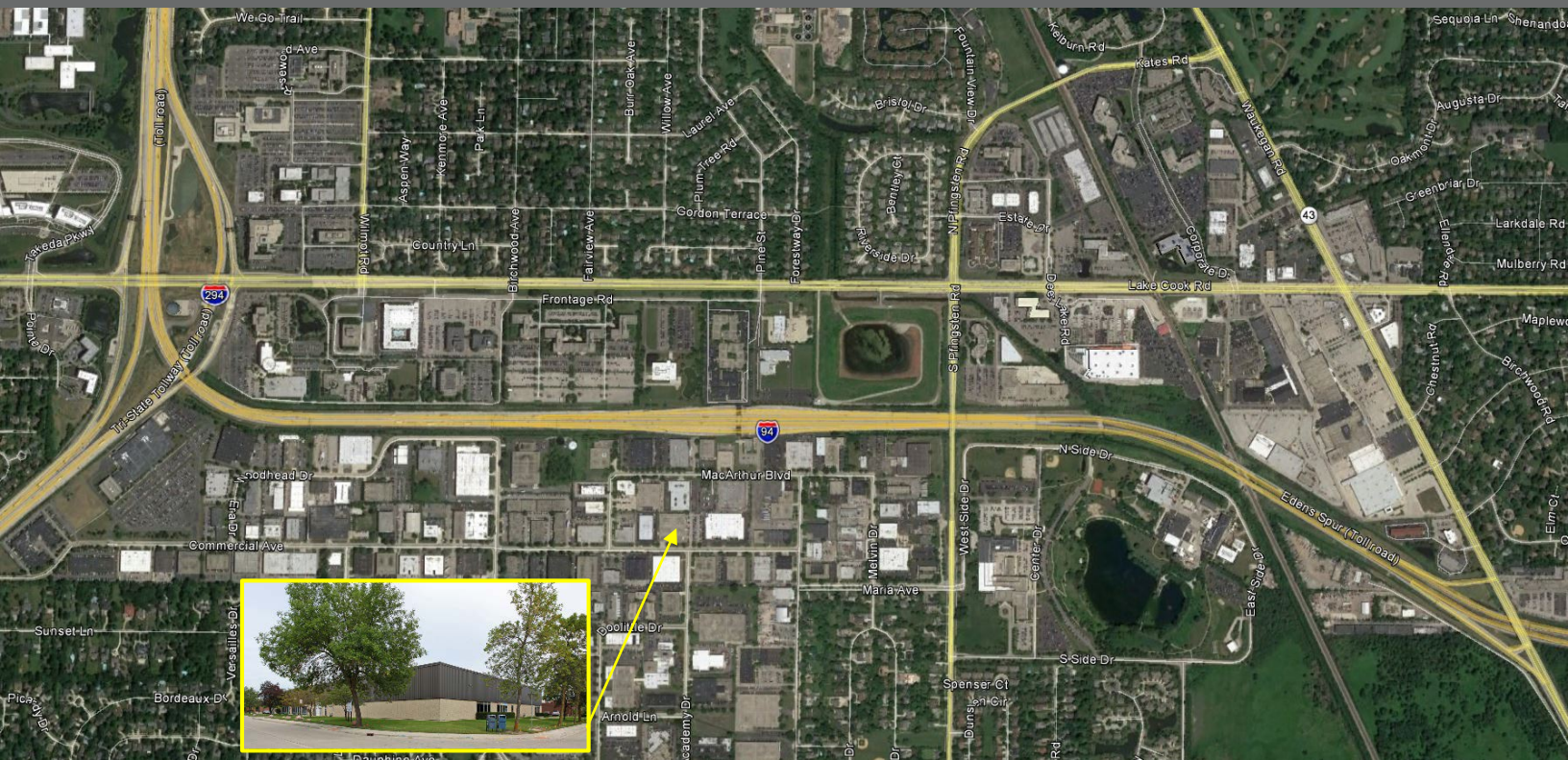
Asking Sale Price: \$1,677,500 (49.34/SF)



Bill Strey
Director
312-424-8057
william.strey@cushwake.com



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Comments:

- Mezzanine storage available
- Security system in place
- 7 Minutes to Metra Lake Cook Station (MD-N Line)
- 9 Minutes to Metra Deerfield Station (MD-N Line)
- 24 Minutes to O'Hare International Airport
- Easy and quick access to I-294

7,540 SF Industrial Warehouse
FOR LEASE / DIVISIBLE

-OR-

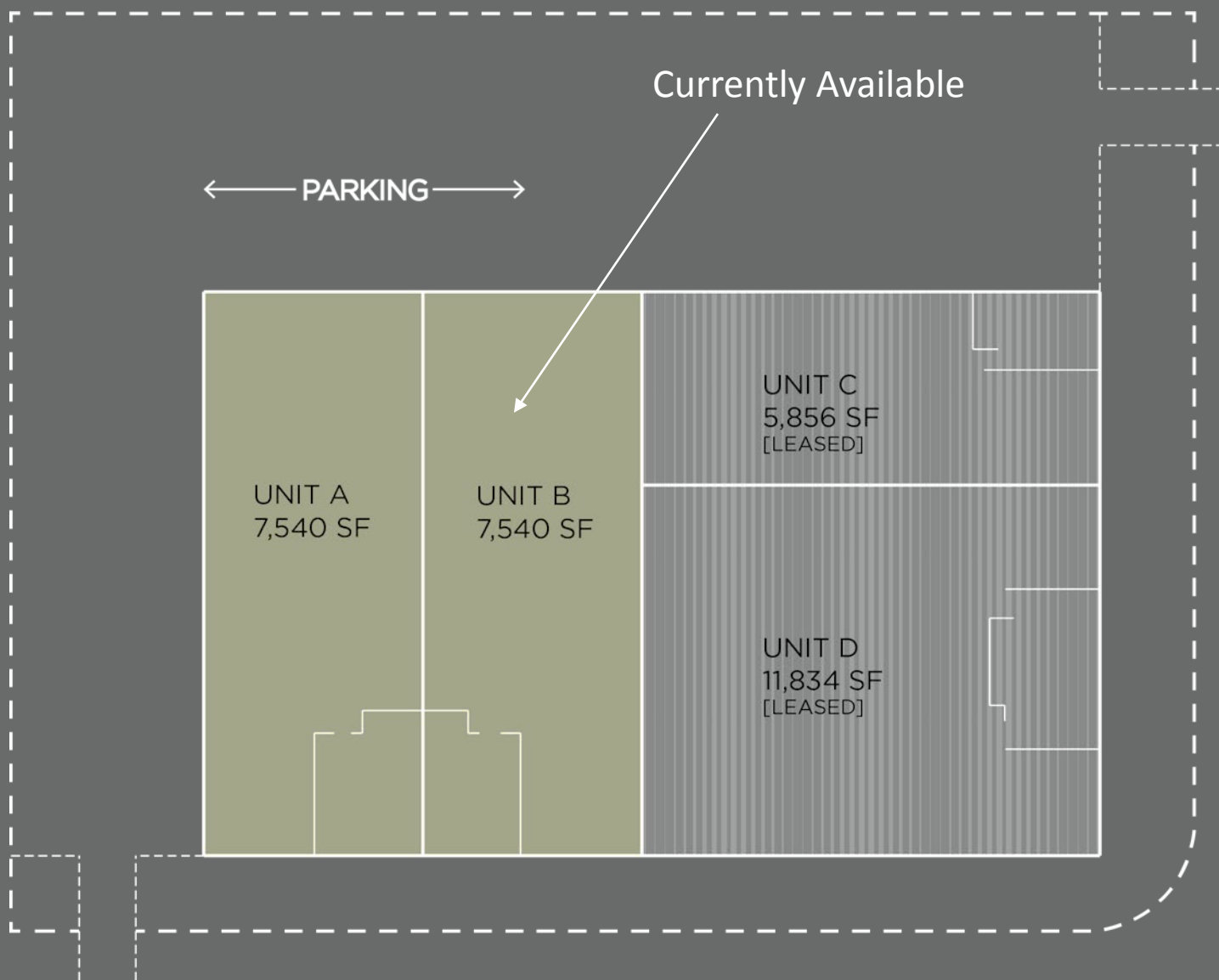
34,000 SF Industrial Warehouse
(Entire Building) **FOR SALE**

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(SITE PLAN)



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