

# For Sale

# ±46,250 SF

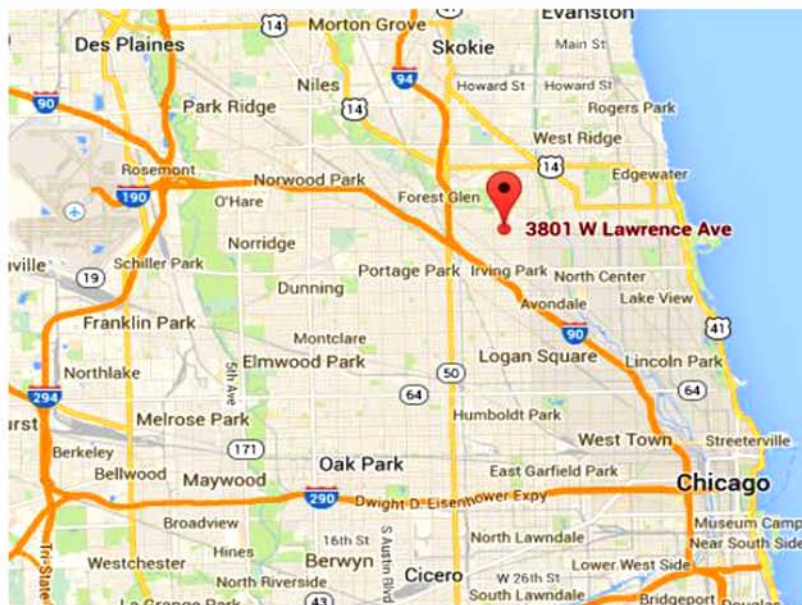


**Two Connected Buildings • 3801-19 W. Lawrence Ave., Chicago, Illinois**



**Office: 5%; Site: 23,144 SF; Signalized Corner;**  
**Drive-In Doors: Two 12' X 14', Two 10' x 12';**  
**Clearance: 16' -18'; Power: 2,600Amps/240Volts;**  
**Sprinkler: Wet System; Construction: Masonry &**  
**Reinforced Concrete; Heat: Gas Space Unit Heaters;**  
**Zoned: C1-2; Parking: On Street; Roof: Bow Truss**  
**Elevators: Two 6,000 lb. Capacity 10'wide x 20'deep;**  
**Lot Dimensions: 185.2' (Lawrence) x 125' Deep**  
**2016 Taxes: ±\$72,612 (±\$1.57 psf)**

**Sale: \$5,781,250 Lease: \$10.50 psf NNN**



**FOR ADDITIONAL INFORMATION CONTACT:**

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