

GARAGE WITH OUTDOOR STORAGE FOR SALE / LEASE



4554 W. NORTH AVENUE
CHICAGO, IL

OFFERING SUMMARY

Sale Price: \$2,950,000

Lease Rate: \$18.50 SF/yr (MG)

Building Size: 13,400 SF

Site Size: 71,803 SF

Ceiling Height: 22' Clear in Garage Building

Drive-In Doors: Five-14' H x 10' W

Power: 400 AMP-3 Phase

Zoning: PMD#9

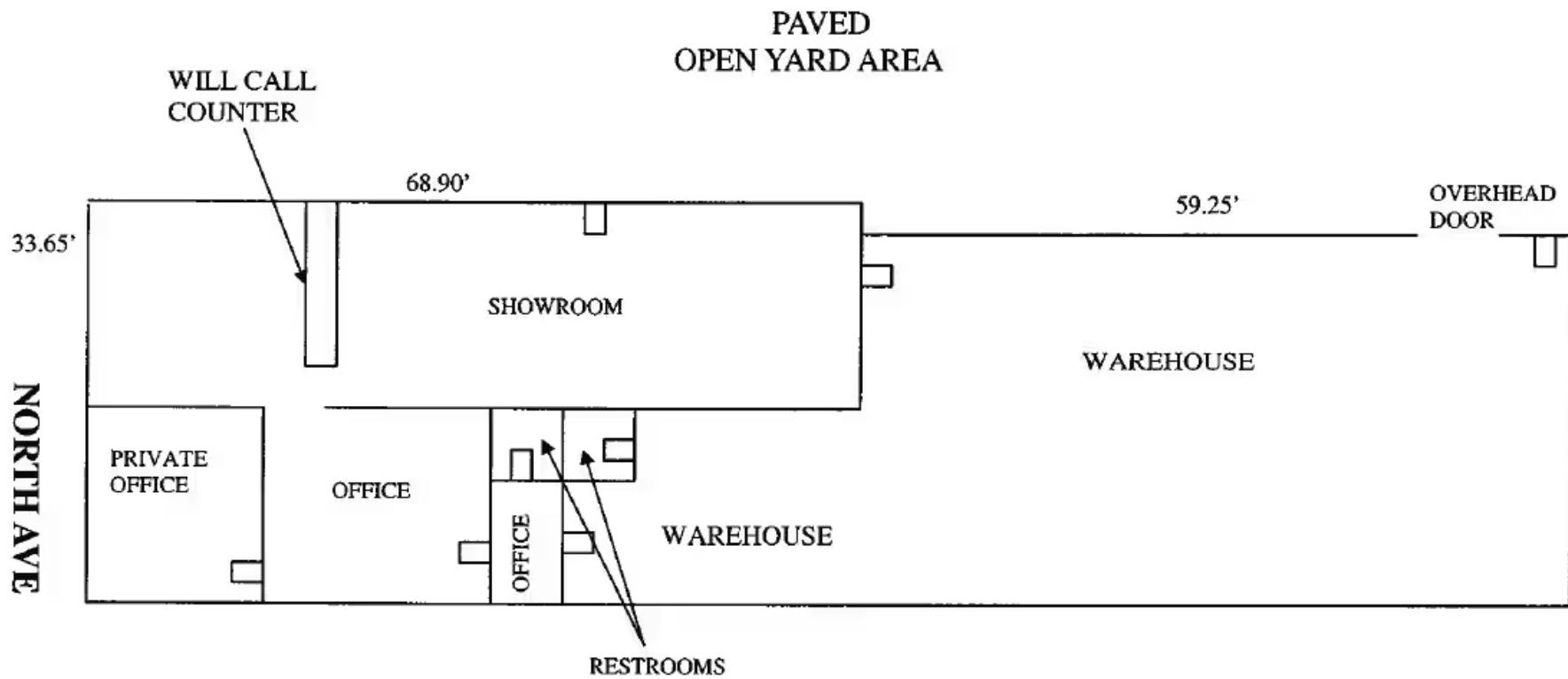
Taxes: \$54,837

PROPERTY OVERVIEW

This 13,400 SF Garage with Office Showroom attached, plus 58,000 SF of yard space is for sale or lease. The air-conditioned offices total approximately 3,000 SF. The lot is paved and fenced. The 8,000 SF main/garage building has additional mezzanine storage, radiant floor heat, and auxiliary gas unit heaters.

22' clear ceilings, five drive-in doors, and concrete floors with triple catch basin floor drains make this space perfect for any Garage User. Possession is Negotiable.





FLOOR PLAN
13,400 SF



LOCATION MAP

CONTACT INFORMATION

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