



INDUSTRIAL

FOR SALE

**3636 N. Talman
Chicago, IL**

SIZE: Building: ± 30,000 sf
Site: 46,914 sf
Parking: ± 50 cars

BUILDING FEATURES:

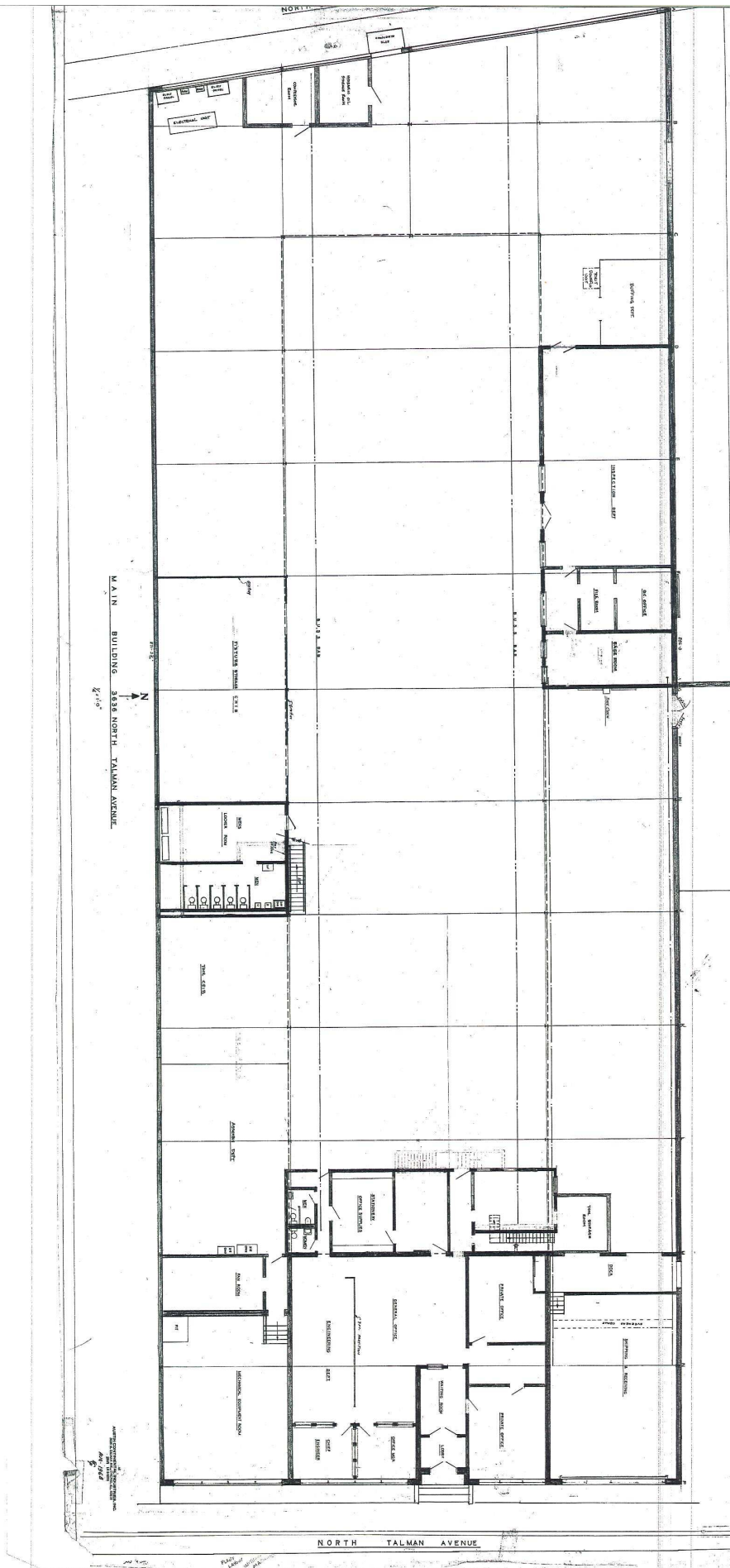
Power: 2400 amps / 3 phase
Floor Load: Concrete
Ceiling Height: Center section is 24' total height, 15' to the joist, and clear span. Sides are 12'.
Truck-level docks: 2 internal on Talman, no levelators
Sprinklered: yes
Heat: Steam boiler
Possession: Immediate
Age: 1952
Zoning: M2-2

SALE PRICE: \$ 3,000,000

TAXES: \$ 27,267.38 (2005)

REMARKS: Metal truss, flat roof. 3-ton crane on one side.
1000 sf office.

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