



INDUSTRIAL

FOR SALE

**3700 N. Talman
Chicago, IL**

SIZE: Building: ± 96,000 sf
Site: ± 160,000 sf
Parking: ± 100 cars

BUILDING FEATURES:

Power: 2400 amps / 3 phase
Floor Load: Concrete
Clear Ceiling Height: 14' - 20'
Drive-in doors: Three: 2 on Talman, 1 on north side.
Truck-level docks: **Nine:** 4 external, 5 internal
Sprinklered: yes
Heat: Gas forced air units
Possession: Immediate
Age: 1952
Zoning: M2-2

SALE PRICE: \$ 12,000,000

TAXES: \$ 84,858.97 (2005)

REMARKS: Large North Side warehouse in superb condition.
Ample parking, power, great loading.

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Listing Broker: Camins Tomasz Kritt

