

10103 KITTY AVENUE, CHICAGO RIDGE, ILLINOIS

# SOLD | 7,012 SF Food Grade Facility



## PROPERTY FEATURES

- 7,012 SF Building
- 2,817 SF Office
- 1.2-acre site
- FDA/USDA compliant test kitchens
- Extruded plastic walls, epoxy coated floors
- Backflow preventers, trench and floor drains in place
- Grease trap
- Triple catch basin
- 2 drive-in doors with drive-through capability
- Ceiling height: 15'6" - 16'3"
- 23 parking stalls (expandable)
- 6B in place
- Newly replaced HVAC unit for office
- 3 phase, 400 amps @ 208 volt
- Power drops and air lines with compressor
- Fully sprinklered (wet)
- T8 lighting
- Immaculate facility, meticulously maintained
- Upgraded LED outdoor lighting



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7,012 SF FOOD GRADE FACILITY FOR SALE OR LEASE

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