

5001 W BELMONT AVENUE - CHICAGO, ILLINOIS

# 14,766 SF For Sale or Lease



## PROPERTY SPECS

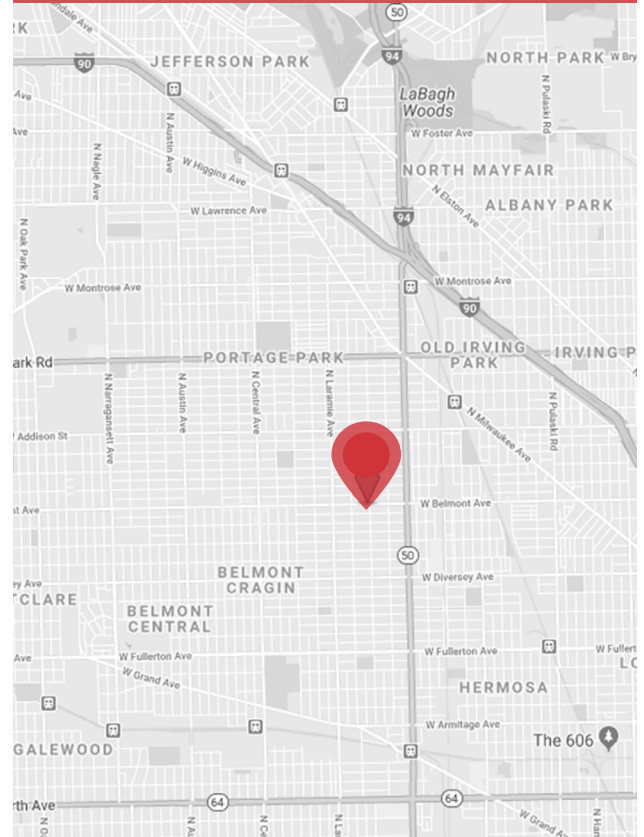
AVAILABLE BUILDING	14,766 SF
LAND AREA	0.53 ACRES
CLEAR HEIGHT	14'
OFFICE AREA	4,500 SF
LOADING	1 EXTERIOR DOCK
DRIVE-IN DOORS	2
POWER	400 AMPS @ 240 VOLTS
PARKING	21 SPACES
REAL ESTATE TAXES	\$2.61 PSF (2018)
LEASE RATE	\$7.95 PSF NET
SALE PRICE	\$1,195,000
REGISTERED:	FDA, SQF, ORGANIC & GLUTEN FREE

**Larry Much, SIOR**

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**Drew Bulson**

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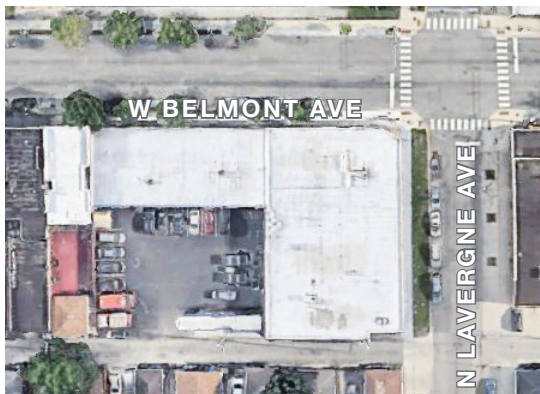
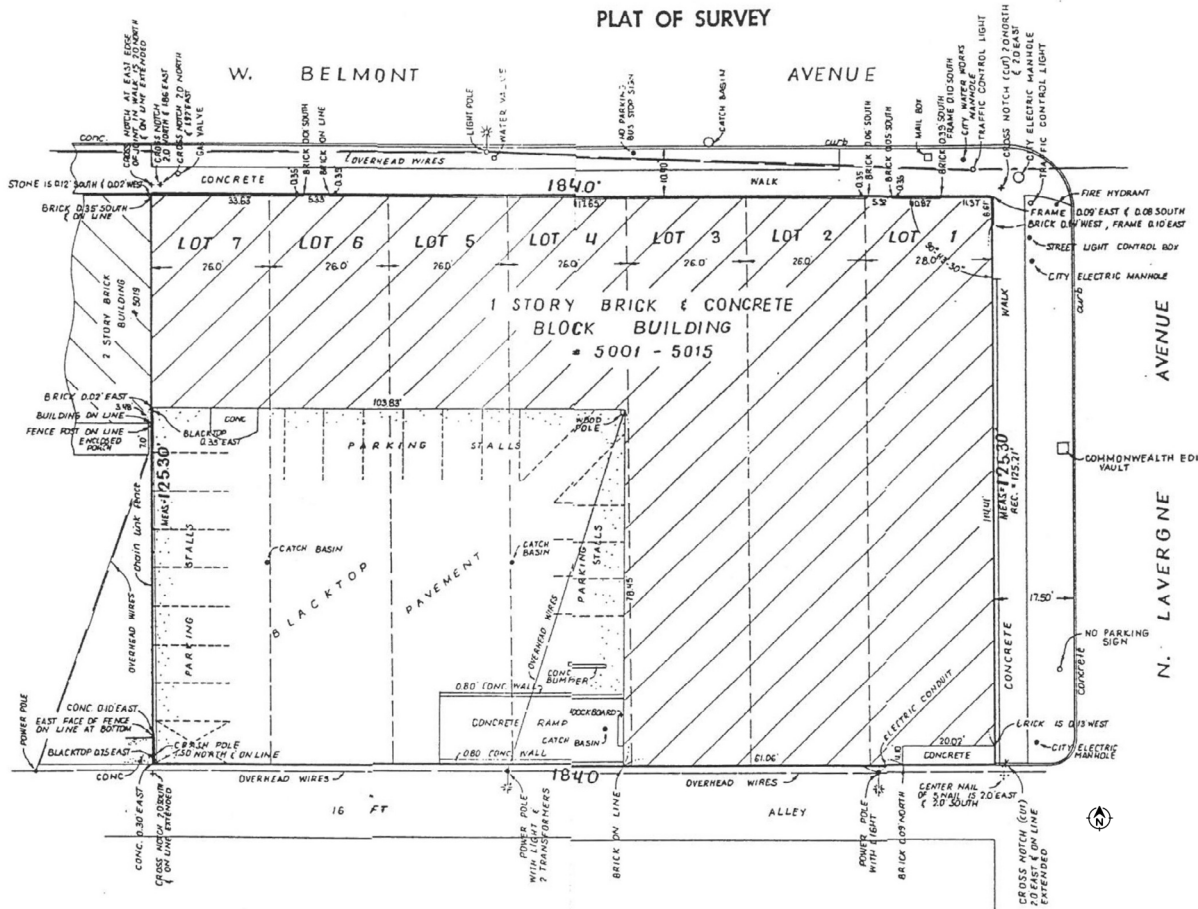


**INDUSTRIAL BUILDING  
AVAILABLE**



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## PROPERTY FEATURES

- Signalized corner location
- 16,600 VPD on Belmont Avenue
- C-H Zoning
- Rare in-city parking
- 1.85 miles to both I-90 and I-94 Expressways
- Extremely clean building on a hard corner
- New warehouse HVAC - 2015
- New production HVAC - 2018
- New windows (double pane, low E, shatterproof - 2016)
- Tuckpointing - 2016
- New sidewalk - 2019
- Located in Ward 31, Felix Cardona, Jr. (alderman)

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