

AVAILABLE FOR SALE OR LEASE



DARWIN

R E A L T Y

CORFAC International

# 5030 W. LAWRENCE AVENUE CHICAGO, IL



## SPECIFICATIONS

- Flex building available for sale or lease
- ±7,100 SF building
- ±0.22 acre lot
- **3,200 - 7,100 SF Available**
- 85% office/showroom
- 12' ceiling height
- 2 drive-in doors
- 400 amps; 480 volt; 3-phase
- Gated parking behind building
- Zoning: C1-1
- Real Estate Taxes: \$39,711.55 (2019 paid 2020)
- Lease Rate: \$13.50 psf modified gross
- Sale Price: \$750,000



- New Roof with 30-year Warranty
- Air conditioned Space
- Multiple Bus Ducts
- Triple catch basin and floor drains in warehouse
- Immediate access to I-90 (Kennedy Expressway) via 4-way interchange at Lawrence Avenue
- 1/2 block from CTA Route 81 stops; ±1 mile from Jefferson Park Metra Station
- Average Daily Traffic Count: 17,900 vehicles

**CHRIS MERGENTHALER**

Broker

(630) 782-9520 ext 3862

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970 N. Oaklawn Avenue, Suite 100 | Elmhurst, IL 60126 | Tel: 630-782-9520 | Fax: 630-782-9531 | www.darwinrealty.com

Submitted subject to error, change in status, or withdrawal without notice.

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