



Industrial Building Available in the Austin Neighborhood

1840 N. MAJOR AVENUE • CHICAGO, ILLINOIS

Building Size:

73,442sf - 14% office

Lot Size:

93,972sf

Ceiling Heights:

16' Clear

Zoning:

M1-2; Limited Manufacturing/
Business Park District - Located
in a TIF District

Property Taxes:

\$41,748.36 ('08)

Price:

\$2,800,000

For More Information, Contact:

Daniel J. Hyman

President

(312) 338-3003

dhyman@mpirealestate.com

Brad Thompson

Vice President

(312) 338-3012

bthompson@mpirealestate.com



Disclaimer: Information contained herein has been obtained from the owner and other sources which appear reliable. However, Millennium Properties R/E, Inc. is acting as owner's agent and the agent listed above is the owner's designated agent, and makes no warranties or representations as to the accuracy or completeness of this information.



Millennium Properties R/E, Inc. • Two First National Plaza • 20 South Clark Street • Suite 630 • Chicago, Illinois 60603



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Improvements:

- New electric - Over 9,000amp service
- New heating & cooling throughout; new ductwork
- New plumbing
- New windows - provides lots of natural light
- New security system with exterior cameras
- High-end finishes in the office
- Offices feature are new ceramic tile floors
- Men's & women's locker rooms fully updated

Features:

- Located in a gated industrial community
- Interior has an abundance of natural light
- Private offices have one-way reflective glass overlooking the warehouse
- Large conference and show rooms
- Countertops throughout the entire building - locker rooms, bathrooms, kitchenette - have marble countertops

**Potential
Sale/ Leaseback
of 35,000sf**

