



PROPERTY PROFILE

**AVAILABLE
FOR SALE OR FOR LEASE
FOOD PRODUCTION FACILITY
IN-CITY I-55 CORRIDOR
CRAWFORD INDUSTRIAL PARK**

Address:	4501 W. Ann Lurie Place, Chicago, Illinois
Building Size:	96,234± Sq. Ft. with approximately 13,260± Sq. Ft. of office
Refrigerated Cooler / Freezer:	<ul style="list-style-type: none">• 6,500 Sq. Ft. Refrigerated Cooler ambient Temp 45°F• 11,000 Sq. Ft. Freezer ambient Temp -10°F with racking (678 pallet positions)
Land Size:	Approximately 150,000 Sq. Ft.
Parking:	75 cars
Age:	1961 with later addition
Heat:	Gas Fired Boiler
Loading:	13 Exterior Docks / 1 Drive-in Door
Sprinklered:	Yes, dry
Ceiling Height (clear):	78,319± Sq. Ft. @ 13' 4" 11,000± Sq. Ft. @ 23' Clear 6,500± Sq. Ft. @ 24' Clear
Power:	2000 Amps/480 Volts
Occupancy:	Fall 2009
Real Estate Taxes:	\$93,337.65 (\$0.97 psf 2008) payable 2009
Zoning:	M2-3
Lease Rate:	\$4.25 psf Net
Sale Price:	\$4,090,000
Comments:	<ul style="list-style-type: none">• Easy Access to I-55• Industrial Park Location• Near Public Transportation

Contact: William J. Kerrins James F. Pater
773.714.2148 Midwest Commercial Real Estate
708.357.4346

*Property specifications obtained from former listing information, personal inspection and from the Owner (subject to review)

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