Industrial		MLS #:	07853382	List Price:	$1,000
Status:	**ACTV**	List Date:	07/11/2011	Orig List Price:	
Area:	8034	List Dt Rec:	07/11/2011	Sold Price:	
Address:	3155 S Shields Ave , Chicago, Illinois 60616				
Directions:	31st to Shields south to property				
Sold by:		List. Mkt Time:	667	Rented Price:	
Closed:		Contract:		Lease SF/Y:	$7.50
Off Mkt:		Points:		Mthly. Rnt. Price:	$1,500
Township:	Lake	Unincorporated:		CTGF:	
Coordinates:	S:3155 W:200	Subdivision:		Blt Before 78:	Yes
Year Built:	1900			County:	**Cook**
Zone Type:	Multi-Family			Multiple PINs:	
Act Zoning:	R4			Min Rentable SF:	1600
Subtype:	Distribution Warehouse, Manufacturing / Warehousing			Max Rentable SF:	1600
Tot Bldg SF:		# Stories:	2	Lease Type:	Gross
Office SF:		Gross Rentable Area:		Com Area Maint SF/Y:	$0
		Net Rentable Area:		Est. Tax per SF/Y:	$0
Lot Dim:		Investment:		User:	

Remarks: **Industrial warehouse for lease located in Bridgeport close to highways and downtown. 1,600 SF available with access from the rear alley.**

Approximate Age:**Older**	Bay Size:	Air Cond:**None**
Type Ownership:	# Trailer Docks:**1**	Electricity:**201-600 Amps**
Frontage/Access:	Construction:**Brick**	Heat/Ventilation:**Forced Air**
Current Use:	Exterior:	Fire Protection:**Sprinklers-Wet**
Potential Use:	Foundation:	Water Drainage:
Known Encumbrances:	Roof Structure:	Utilities To Site:
Client Needs:	Roof Coverings:	Tenant Pays:**Heat**
Client Will:	Docks/Delivery:	HERS Index Score:
Geographic Locale:**Chicago South**	Misc. Outside:	Green Disc:
Location:	# Parking Spaces:**0**	Green Rating Source:
# Drive in Doors:**1**	Indoor Parking:	Green Feats:
Door Dimensions:	Outdoor Parking:	Backup Info:
Freight Elevators:	Total # Units:**2**	Sale Terms:
Min Ceiling Height:**'**	Total # Tenants:**0**	Possession:
Max Ceiling Height:**'**	Extra Storage Space:**Yes**	
Clear Span:	Misc. Inside:	
	Floor Finish:	

Financial Information

Monthly Rental Income:	Total Monthly Income:	Total Annual Income:
Annual Net Oper Income:	Net Oper Income Year:	Cap Rate:
Real Estate Taxes:	Total Annual Expenses:	Expense Year:
Tax Year:	Expense Source:	Loss Factor: