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# **Sample Wrigleyville Industrial Survey**

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# 4241 N Ravenswood Ave



Location: **L C Kohlman  
North Chicago Ind Cluster  
North Chicago Ind Submarket  
Cook County  
Chicago, IL 60613**

Building Type: **Class B Manufacturing**  
Status: **Built 1917, Renov 1965**  
Tenancy: **Single Tenant**

Land Area: **0.99 AC**  
Stories: **2**  
RBA: **42,099 SF**

Management: -  
Recorded Owner: **M Brothers Properties, LLC**

Total Avail: **25,000 SF**  
% Leased: **40.6%**

Ceiling Height: **17'0"**  
Column Spacing: -  
Drive Ins: **1**  
Loading Docks: **4 int**  
Power: **2000a 3p**

Crane: **5/1-7 tons**  
Rail Line: **None**  
Cross Docks: -  
Const Mat: **Masonry**  
Utilities: **Heating - Gas, Sewer - City, Water - City**

Expenses: **2004 Tax @ \$1.10/sf**  
Parcel Number: **14-18-408-033-0000**  
Parking: **Ratio of 1.00/1,000 SF**  
Amenities: **A/C**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	25,000 div	25,000	\$9.75/ig	Vacant	Negotiable	Direct
Air-conditioned office and manufacturing space, steam heat with G.F.U. heaters. Office to suit.						

## 4241 N Ravenswood Ave(cont'd)



### Building Notes

Two-story, brick building with office and manufacturing areas located 2.5 blocks North of Irving Park Road. Air-conditioned office and manufacturing space, steam heat with G.F.U. heaters. Ample street parking-free of charge. Access to Metra and CTA transportation.