

**for  
sale**

2711 George Street, Chicago  
City Infill Location | 23,442 SF

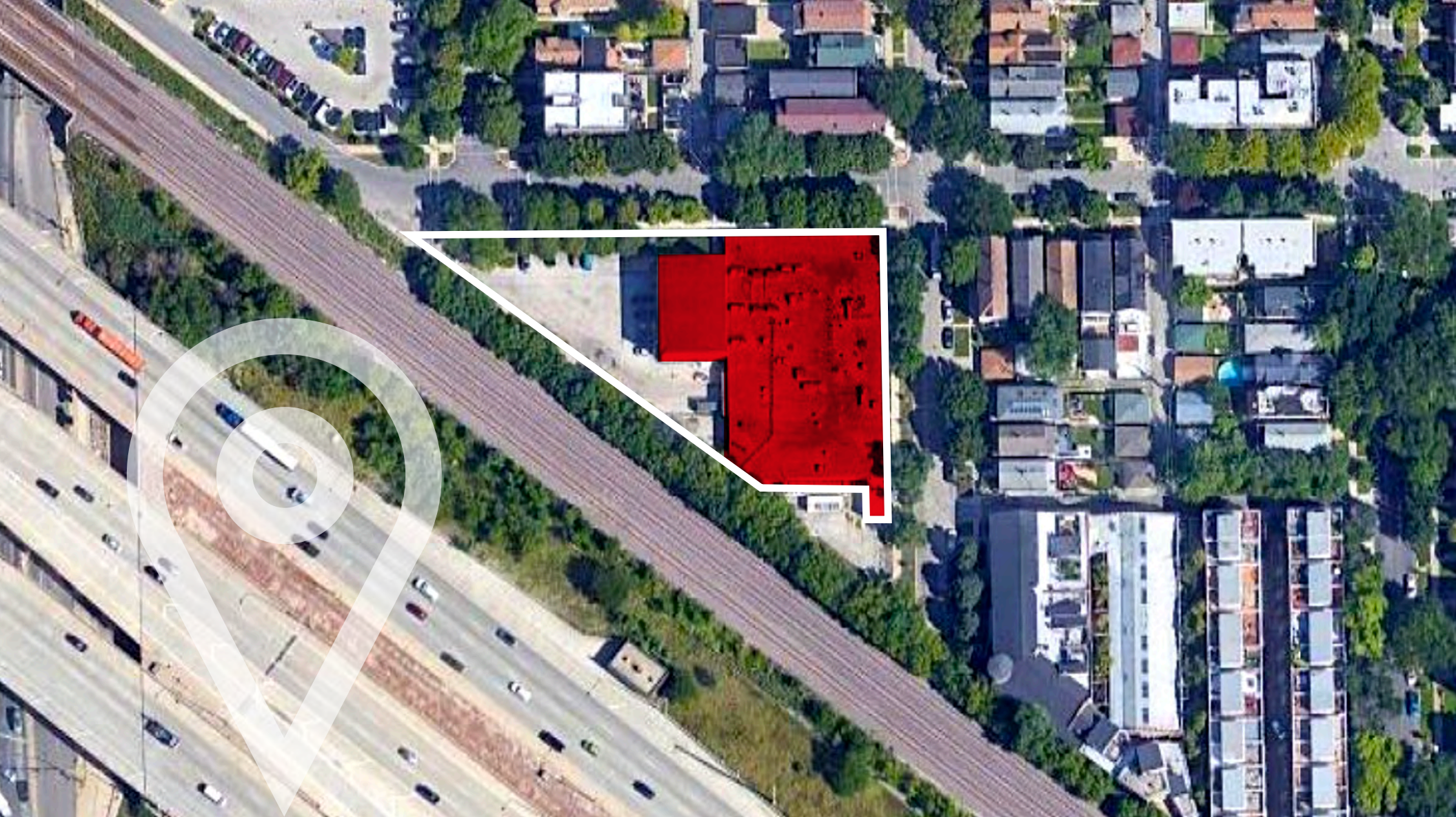


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## property highlights

Great city location

Unique availability on Chicago's Northwest Side

Currently utilized as baking/processing facility

High-cube, 140,000 cubic foot freezer with 238 pallet positions and 22' racking height

Large exterior lot for parking, staging or storage

Immediate access to I-90/I-94

# property specifications

12' – 40'  
**Ceiling Height**

25' x 37'  
**Column Spacing**

Docks  
**2 Exterior Docks, 1 Grade-Level Door**

20 spaces  
**Parking**

220 Volts / 3000 Amps  
**Power**

M1  
**Zoning**

1950  
**Year Built**

33rd Ward  
**Alderman: Rossana Rodriguez**

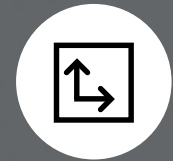
Sale Price:  
**Subject to Offer**



Building Size  
**23,442 SF**



Warehouse  
**20,042 SF**

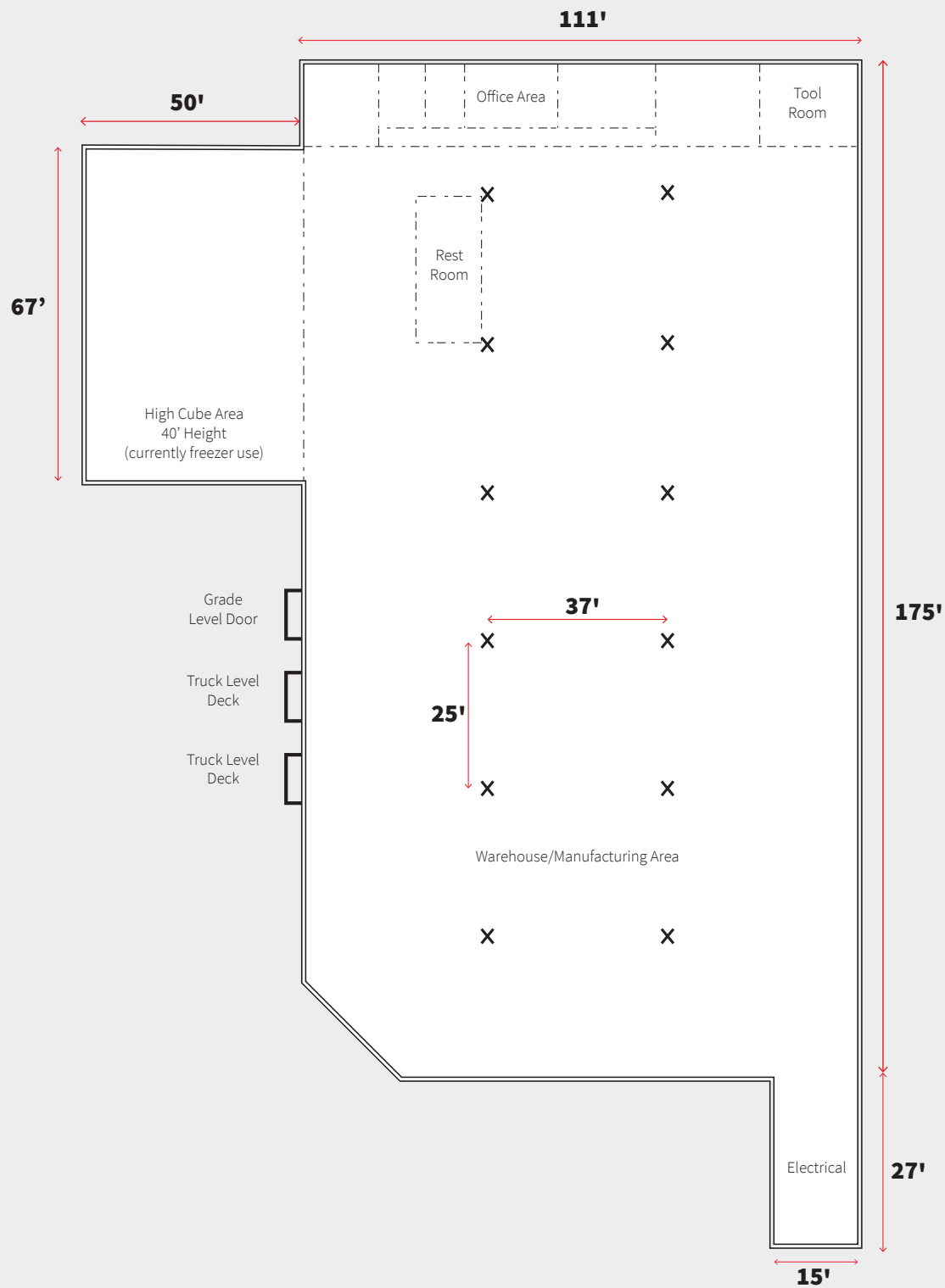


Office Size  
**2,200 SF**

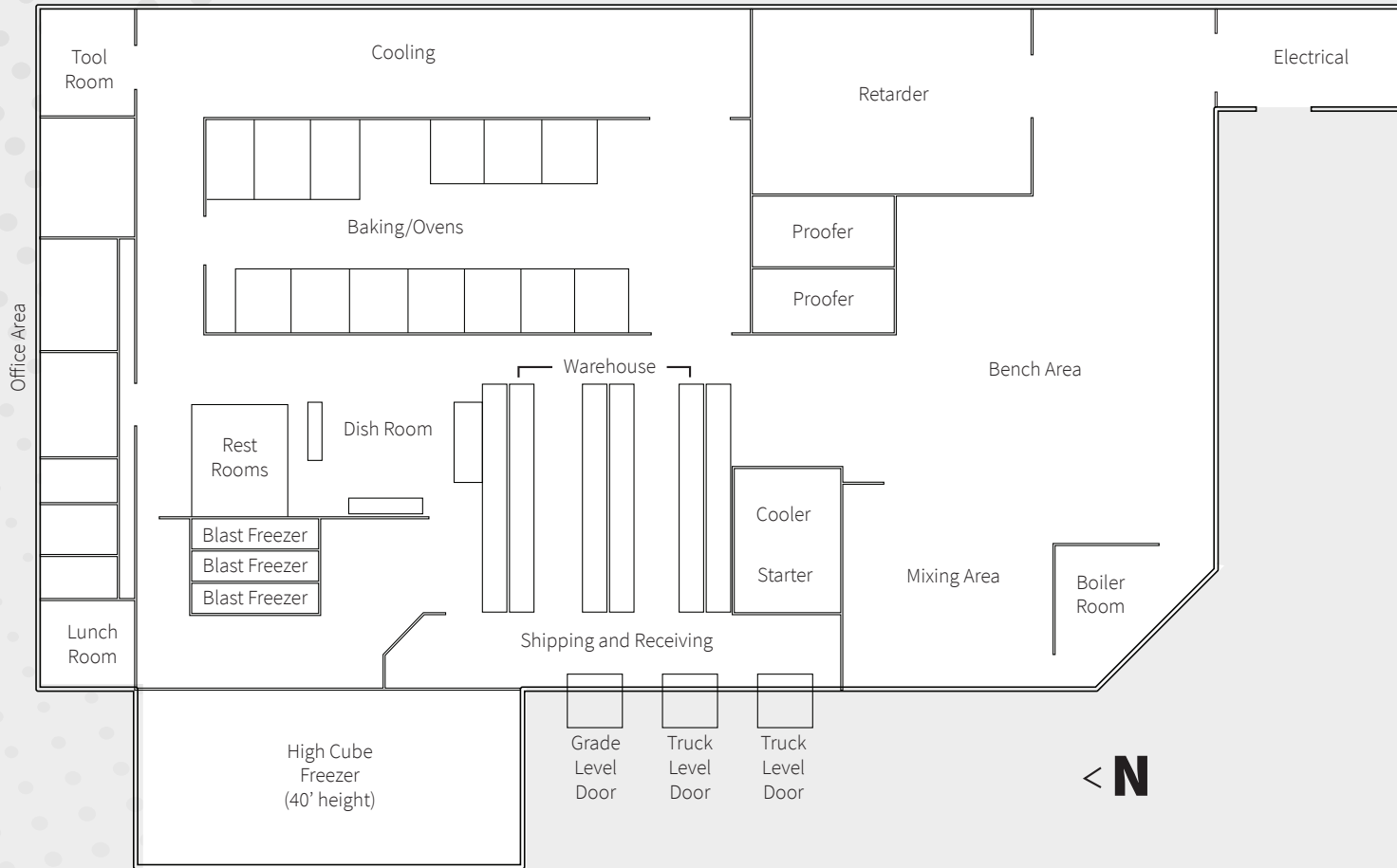


Land Area  
**1.16 Acres**

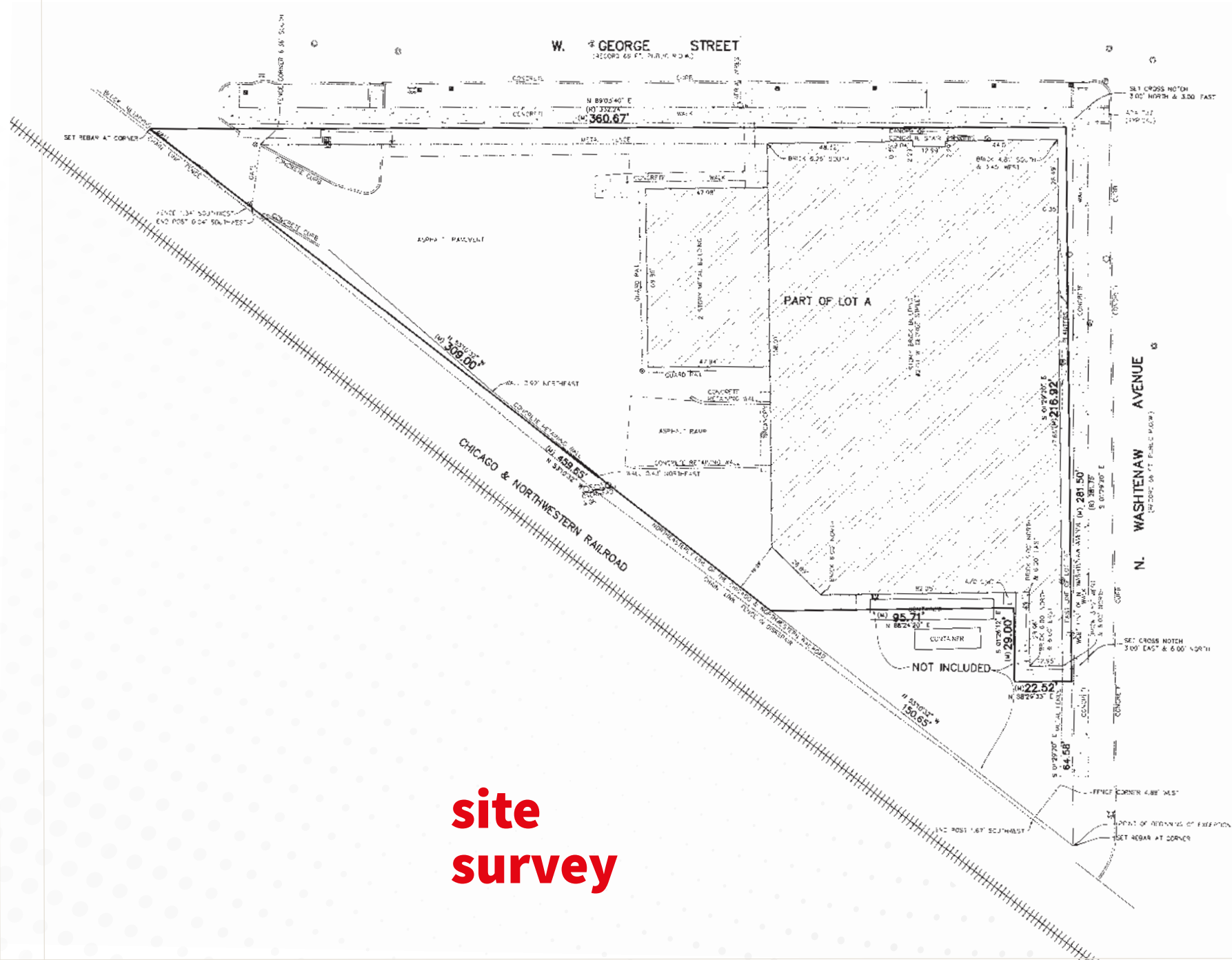




# floorplan



**existing  
bakery  
plan**



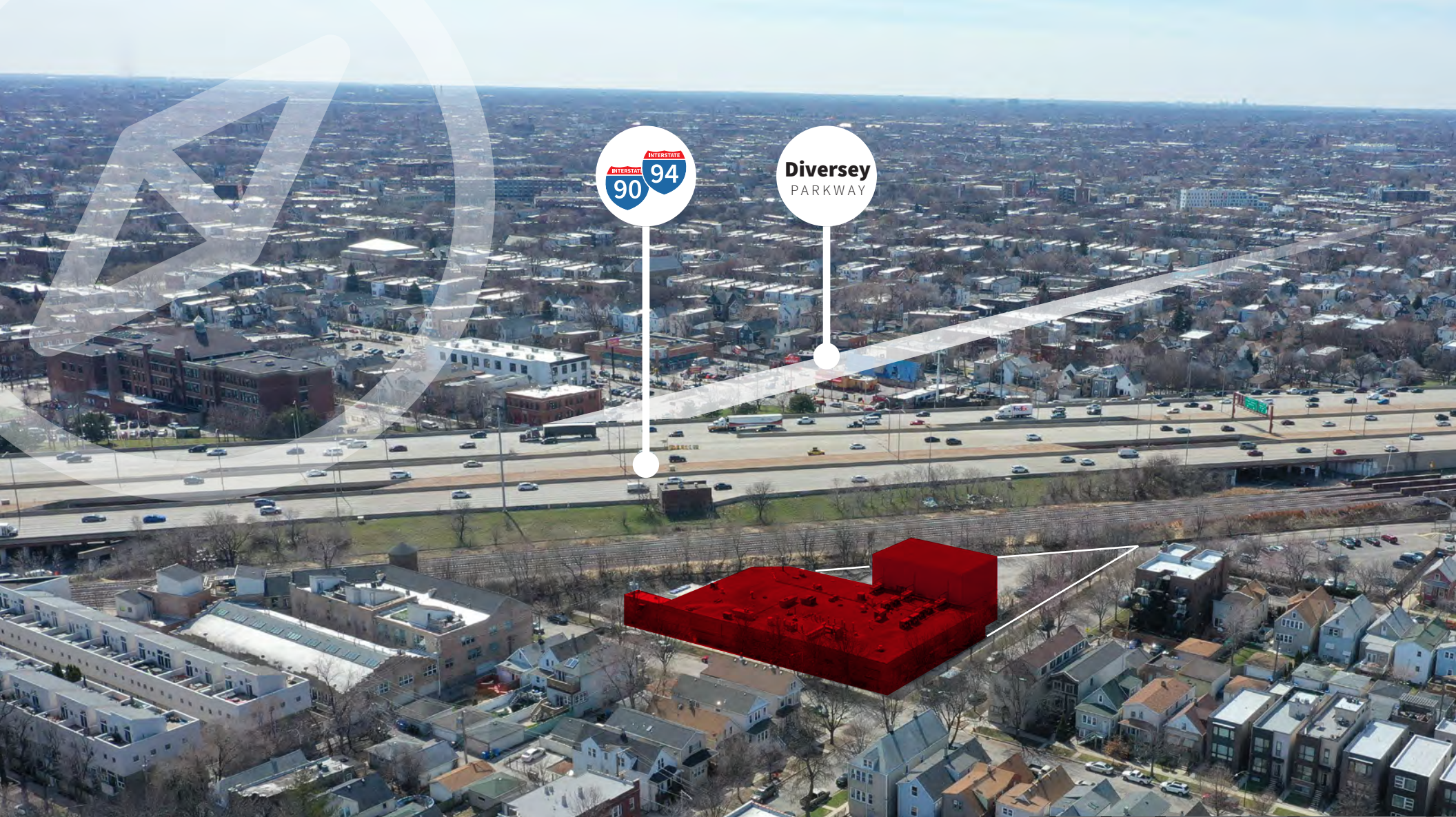
# site survey





site  
aerial





**access**

Great city location on  
Chicago's Northwest Side

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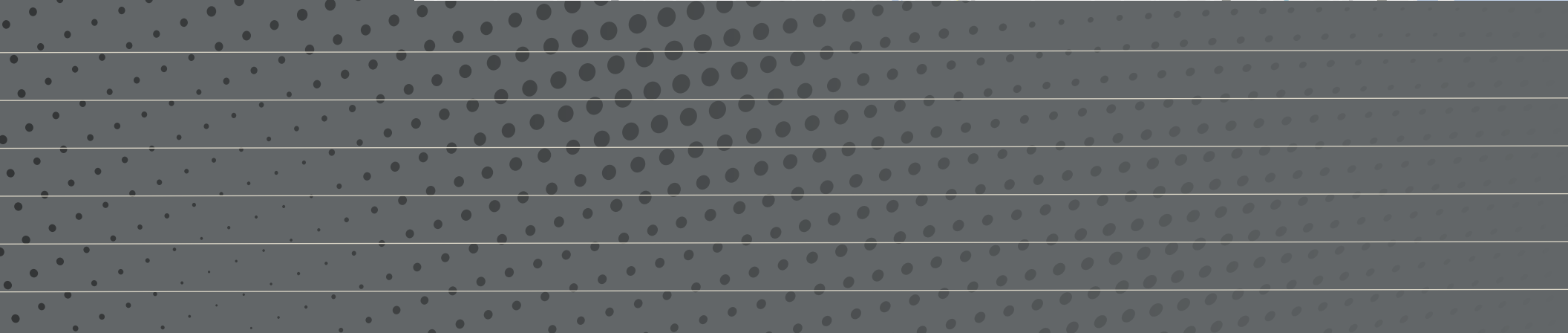
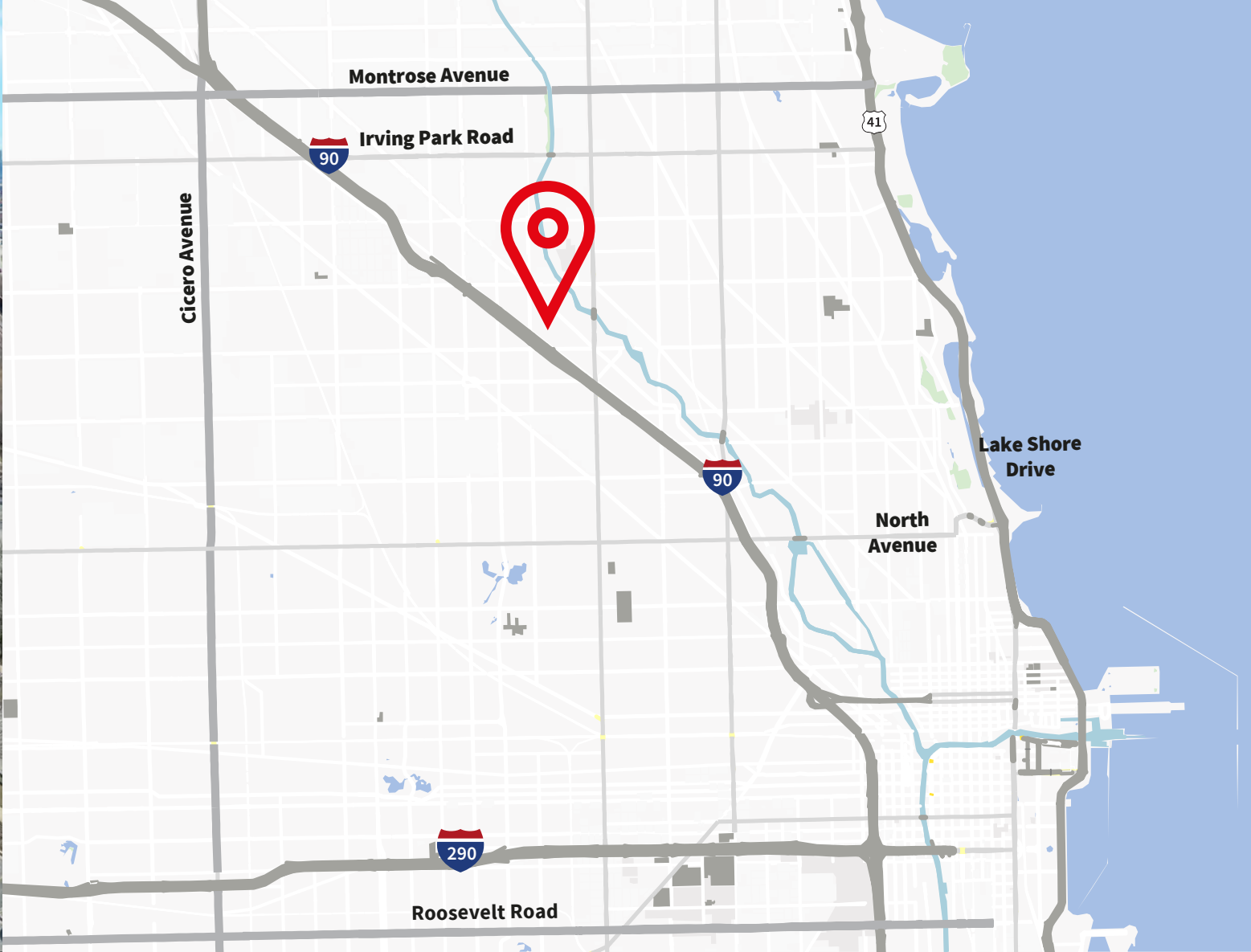
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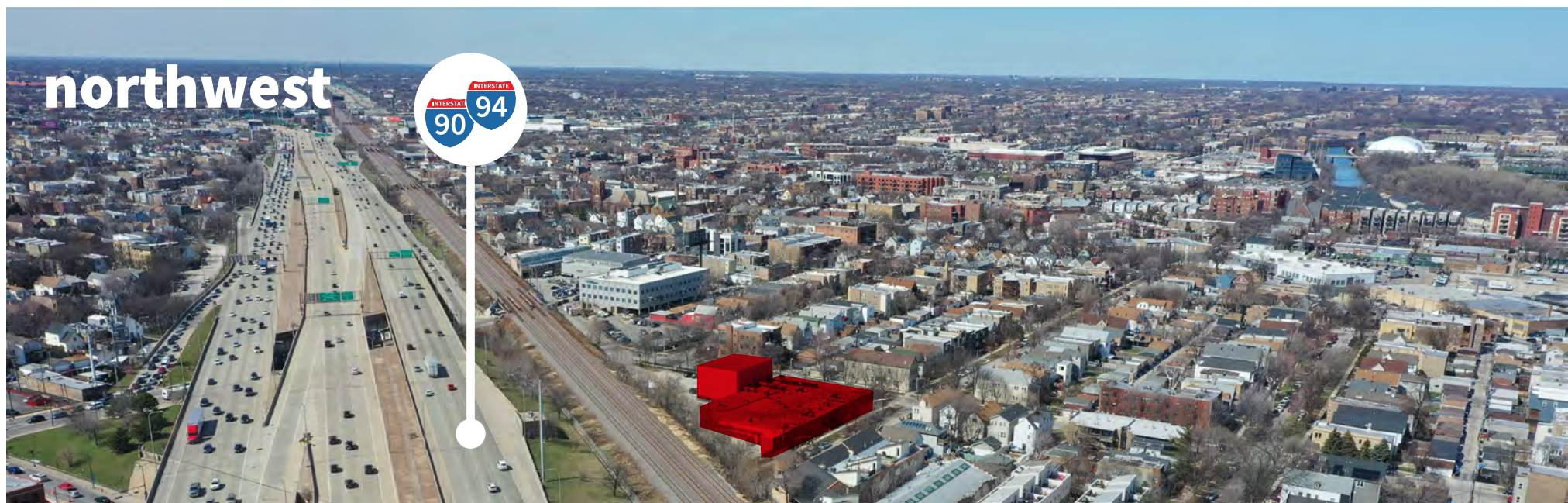
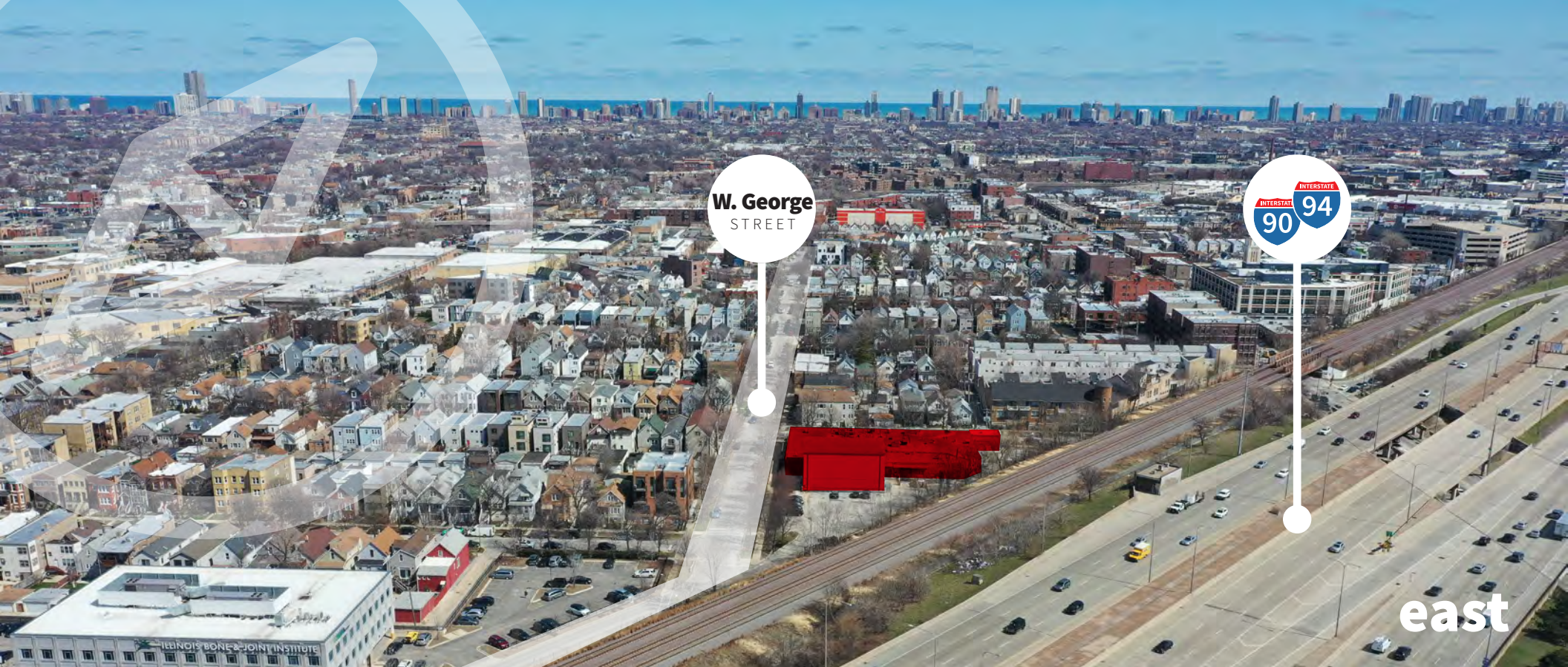
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NORTH  
**California**  
AVENUE

WEST  
**Diversey**  
PARKWAY

south





## demographics

	3 Miles	5 Miles	10 Miles
Total Population	609,560	1,264,250	2,604,180
Total Labor Force	378,686	741,091	1,420,689
Median Household Income	\$85,407	\$77,982	\$71,163
Median Age	33.3	34.6	35.2