

Kinzie Industrial Corridor

55,500 SF - 24' Clear Industrial Building For Lease

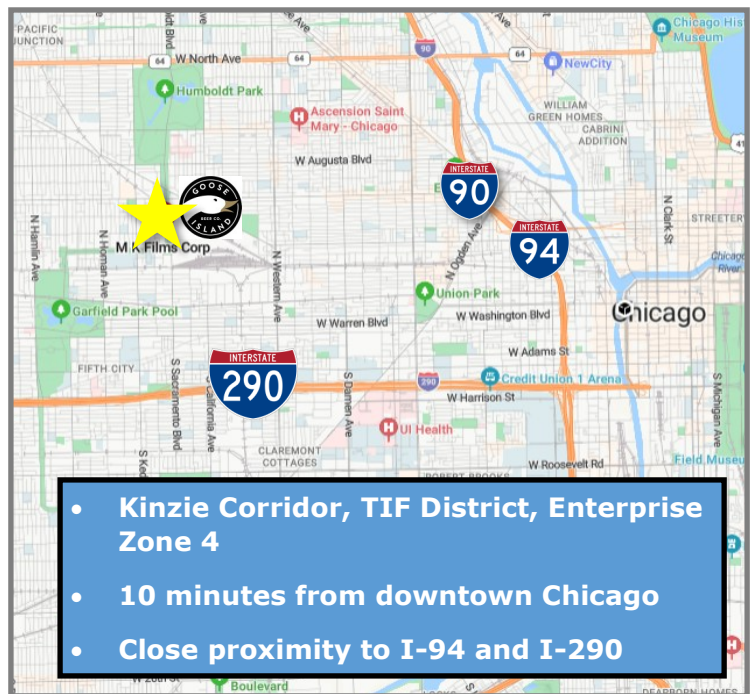


4 DRIVE-IN DOORS PLUS 3 SEMI-DOCKS



55,500 SF of warehouse and brand new office space in the heart of Chicago's Kinzie Industrial Corridor. The warehouse offers wide column spacing, 24' clear height, and great loading with 3 exterior docks, 3 drive-in doors, 1 oversized drive-in door and a passenger elevator. The property features abundant natural light throughout and a beautiful rooftop deck with stunning skyline views. There is a secured 65-car parking lot. Located within a TIF District and Enterprise Zone 4, the site provides easy access to Downtown Chicago and major expressways. Ideal for industrial, flex, or office use.

Lease Price:	\$12.95 PSF, NNN
Available Size:	±55,500 SF
Office Size:	±7,500 SF (±2,500 SF per floor)
Lab/Flex Space:	±5,000 SF (2nd Floor)
Ceiling Height:	24' Clear
Docks:	3 Exterior Semi-Docks
Drive-In Doors:	3 DID Plus 1 Oversized DID
Elevator:	1 Passenger Elevator
Power:	2,200 amps/480 volts
Column Spacing:	50'x20'
Zoning:	PMD-4
Taxes (2023):	\$146,813.87
Parking:	65 Secured Spaces
Ward:	Ward 27—Alderman Walter Burnett



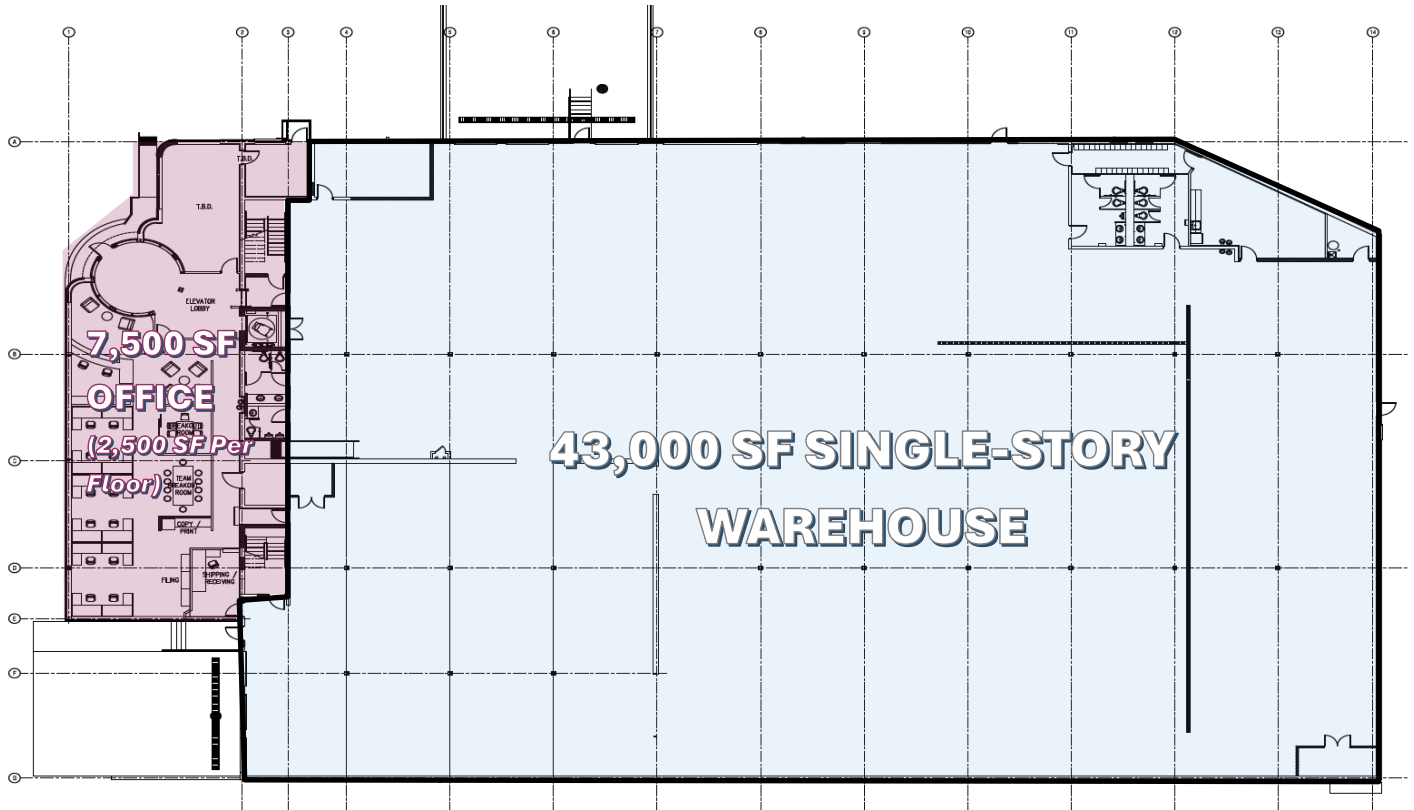
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Floor Plan—1st Floor



PIN# 16-12-113-024-0000



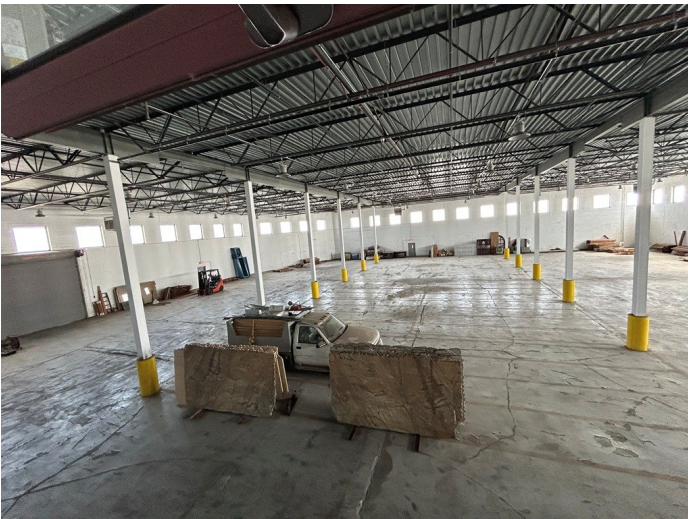
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Warehouse



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Office



Beautiful rooftop with stunning skyline views



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