

900

WEST CERMAK

CHICAGO, IL 60608

Premium warehouse space
in the heart of a corridor
curated for success.

Building 3W
AVAILABLE

IMMEDIATE ACCESS
TO THE I-90 EXPRESSWAY

Bento

Larson





A top-of-the-line, lease-ready unit designed for optimal business efficiency and cleanliness to meet your industry's standards.

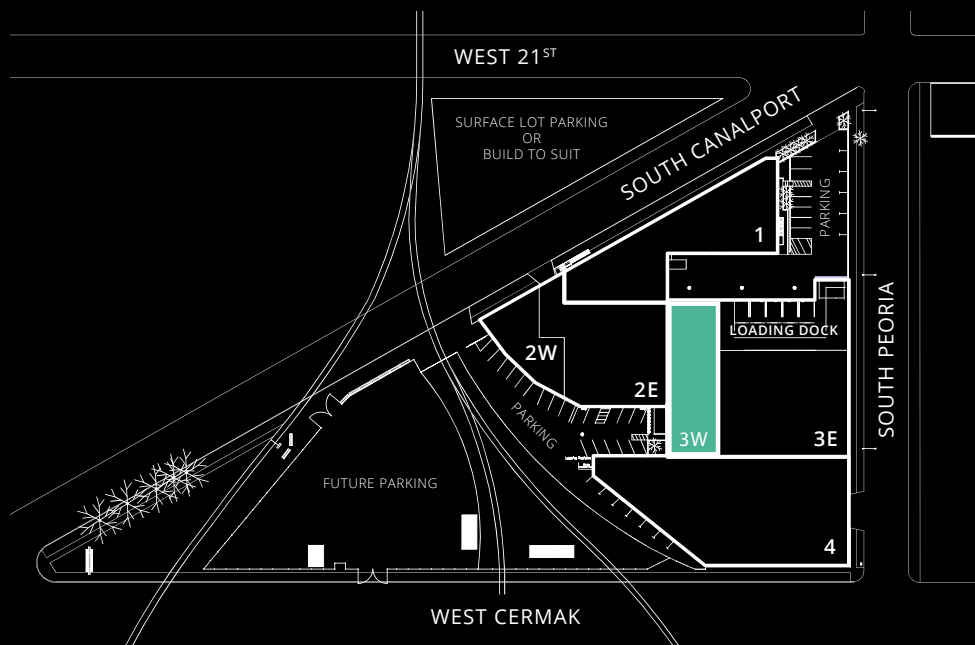
A breath of fresh air.

Building 3W overview

Availability	9,731 sf, ±1,200 sf office ±1,200 sf showroom
Clear height	20'
Loading	Access to six (6) shared interior docks
Power	600 amps, 3-phase
Parking	Four (4), fenced lot
Year built	1920 (renovated 2017)
Zoning	C3-2
County	Cook
PIN#	17-20-444-002-0000
Lease rate	\$29.00 psf net

Nearby public transportation

- **CTA bus routes:** Route 21 (Cermak Road), Route 8 (Halsted), and Route 62 (Archer)
- **CTA 'L' lines:** Orange (Halsted), Red (Cermak-Chinatown), Pink (18th)
- **Metra train lines:** BNSF (Halsted)



Modern warehouse with parking



Closed-circuit camera and PA system



High ceilings in the submarket



Climate-controlled with air conditioning



Three blocks from the I-90 Expressway



Heavy power supply available



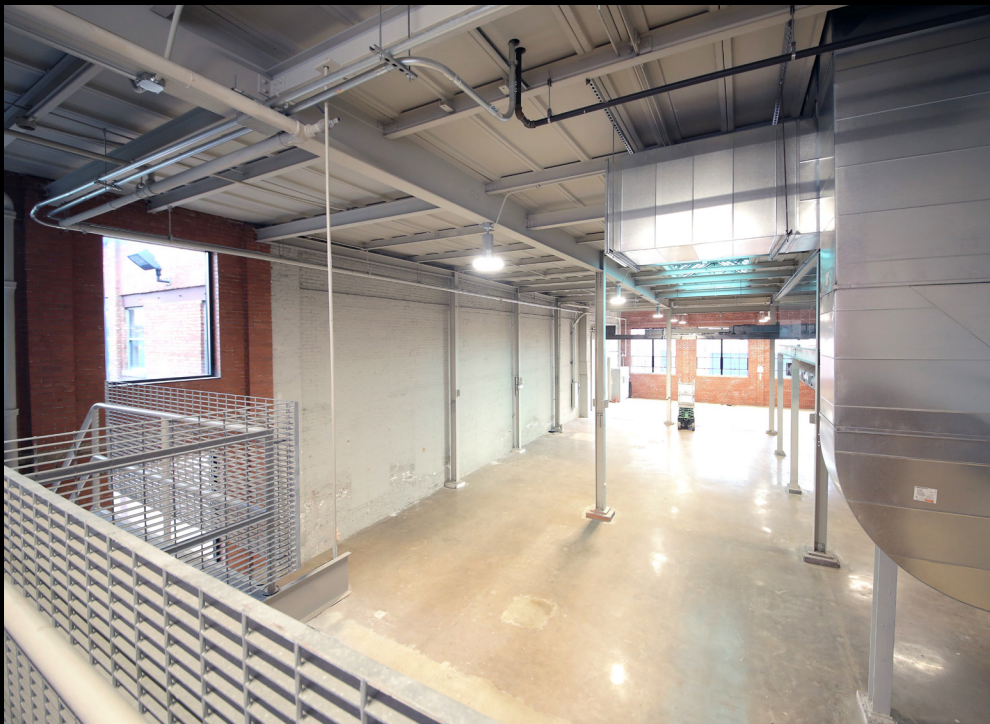
Access to docks and doors adjacent to unit



Proximity to major food manufacturers



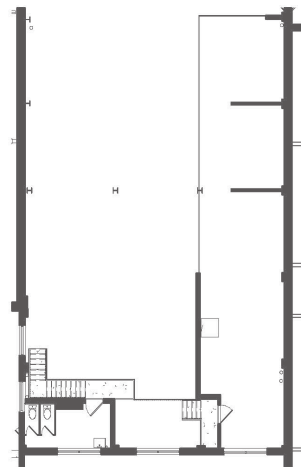
Big windows and skyline throughout



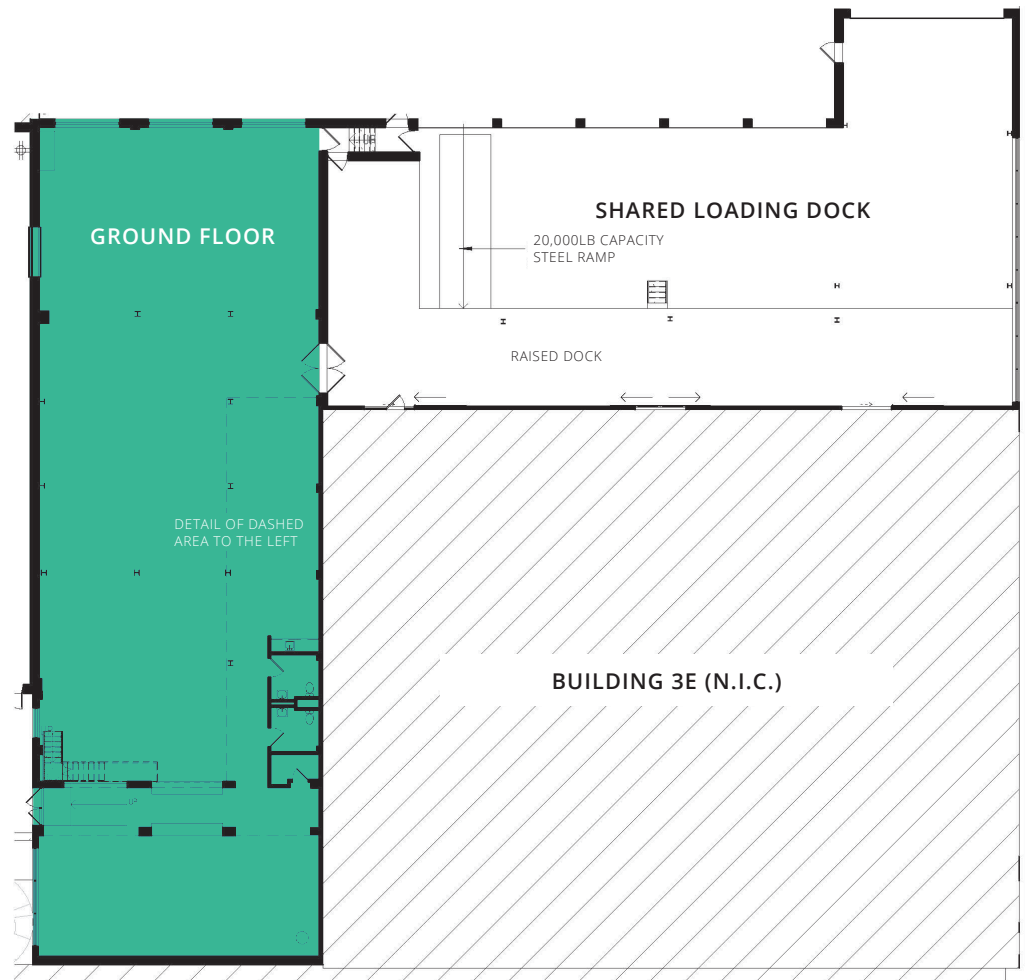
Building 3W

Available for lease at \$24.00 psf modified gross

9,731 sf, $\pm 1,200$ sf office
 $\pm 1,200$ sf showroom



2ND FLOOR MEZZANINE



Building 3W



Building 3W



Nearby amenities



Walk score

92



Bike score

92



Nearby interstates

I-55/90/94/290

20+

Food manufacturers

01	Anthony Marano Co.
02	Truong Enterprises
03	MJ Food Supply Whol
04	Dalmares Produce
05	Sabinas Food Product

219+

Restaurants

01	David's Grill
02	Pilsen Yards
03	Del Toro
04	Steak 'n Egger
05	Indgo MRKTO

27+

Bars

01	Pleasant House Pub
02	Monochrome Brewing
03	The People's Stage Ka
04	Skylark
05	Theme House

42+

Cafes

01	La Malinche Coffee &
02	Kristoffer's Cafe & Ba
03	Pure Tea
04	Azul 18
05	Baskin-Robbins

19+

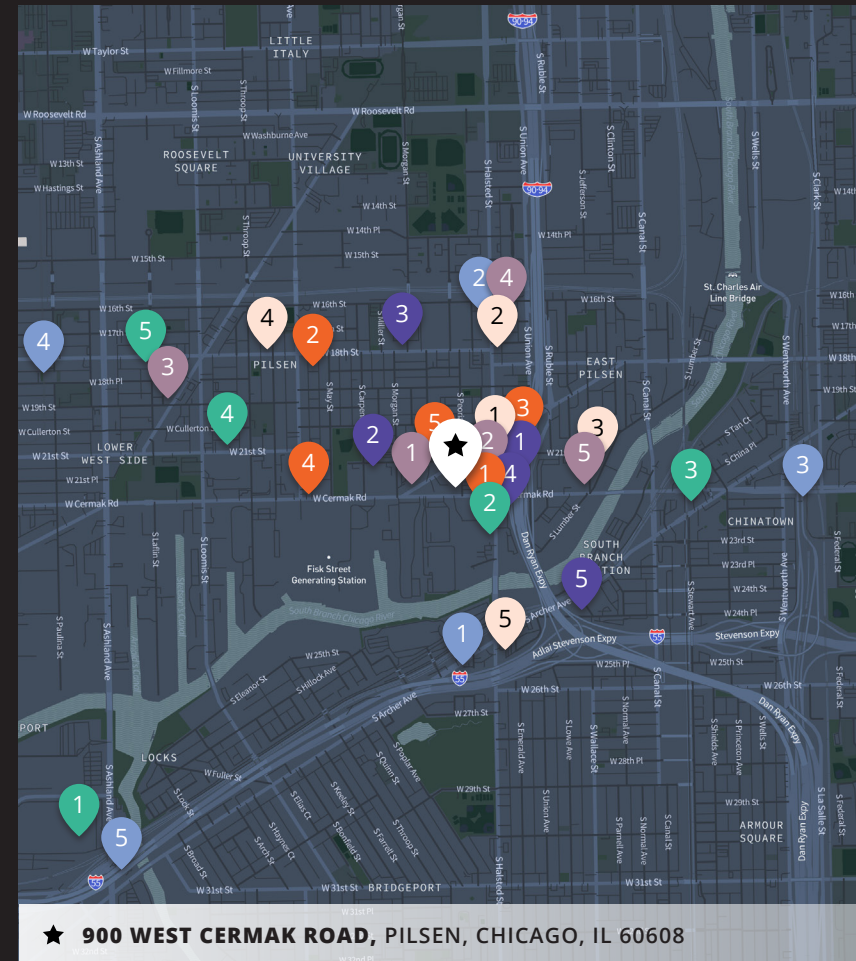
Fitness centers

01	EnerGym Fitness Cen
02	1 on 1 Health Fitness
03	PRO Fitness and Spor
04	Transformation Fitne
05	ChiFiit Performance

5+

Train stations

01	Halsted (Orange)
02	Halsted (BNSF)
03	Cermak-Chinatown (P
04	18th Street (Pink)
05	Ashland (Orange)



Visit us at
avisonyoung.com

For more information, get in touch.

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