



WAREHOUSES FOR LEASE IN KINZIE CORRIDOR

±4,000 SF AND UP

SUMMARY:

- ±38,268 SF TWO-STORY WAREHOUSE BUILDING IN KINZIE CORRIDOR

LEASE RATE: \$14.00-\$14.37 PSF

- KINZIE CORRIDOR LOCATION! LOWER RENTS COMPARED TO NEARBY FULTON MARKET!
- INCLUDES DRAINS
- 1 FREIGHT ELEVATOR, 2,000 LBS FOR PALLET
- 1 INTERIOR RECESSED DOCK AND 1 DRIVE IN DOOR
- FULLY SPRINKLERED
- 14' CEILING HEIGHT
- 11 PARKING SPACES
- HEAT: GAS FORCED AIR
- FLOOR LOAD: CONCRETE ON FIRST, MILL ON SECOND
- ZONING: PMD4
- SEPARATELY METERED UTILITIES, TENANTS PAY OWN GAS & ELECTRIC

WAREHOUSE AVAILABILITIES:

1st Floor	1622 1CW	±4,092 SF at \$14.37 PSF	LEASED!
2nd Floor	1622 Back	±4,000 SF at \$14.00 PSF	
1st Floor	1624 1W	±4,947 SF at \$14.00 PSF	LEASED!
2nd floor	1624 Back	±4,400 SF at \$14.00 PSF	

LOCATION HIGHLIGHTS:

- WALK TO CTA TRAINS—JUST TWO BLOCKS FROM THE ASHLAND “EL” GREEN AND PINK LINES!
- EASY ACCESS TO I-90/94, I-290, METRA TRAINS, MINUTES FROM DOWNTOWN CHICAGO
- COUPLE BLOCKS TO HOT FULTON MARKET CORRIDOR



DAVID KAPLAN

630-294-8689

DAVID@STRAUSSREALTY.COM

ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.

4220 W. MONTROSE AVENUE

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

1622 CARROLL—2ND FLOOR (BACK)
±4,000 SF (\$14.00 PSF)



1624 CARROLL—SECOND FLOOR (BACK)
±4,400 SF AT \$4,950 MONTHLY (\$14.00 PSF)



DAVID KAPLAN
630-294-8689

DAVID@STRAUSSREALTY.COM

ADAM SCHNEIDERMAN, SIOR
847-826-4467

ADAM@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

LOCATION



- Great location in Kinzie Corridor, just west of hot Fulton Market corridor.
- Ashland “El” Green and Pink Line station is just two blocks away (0.2 miles away).
- Easy access to I-90/94.
- Easy access to I-290 and suburbs of Chicago.
- Walker’s Paradise according to Walk Score.com.
- Frontage along Carroll Avenue.



DAVID KAPLAN

630-294-8689

DAVID@STRAUSSREALTY.COM

ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.

4220 W. MONTROSE AVENUE

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600