



**MoHall Commercial**  
& URBAN DEVELOPMENT

OFFERING MEMORANDUM  
FOR SALE • INDUSTRIAL FLEX / SHOWROOM

HUMBOLDT PARK / WEST TOWN • CHICAGO

# 3146 W Chicago Avenue

Fully Renovated 6,400 SF Bow-Truss Industrial Flex / Showroom • Chicago, IL 60622

OFFERING PRICE

**\$1,200,000**

BUILDING

**6,400 SF**

PRICE / SF

**\$188**

ZONING

**M1-2**

EXCLUSIVELY PRESENTED BY MOHALL COMMERCIAL & URBAN  
DEVELOPMENT

MOSES HALL, CCIM • (312) 826-  
9925 • [MOHALLCOMMERCIALUD.COM](http://MOHALLCOMMERCIALUD.COM)



INDEX

# Contents

3146 W CHICAGO AVENUE

\$1,200,000 • 6,400 SF • M1-2

|           |                                                             |    |           |                                                                      |    |
|-----------|-------------------------------------------------------------|----|-----------|----------------------------------------------------------------------|----|
| <b>01</b> | <b>Executive Summary</b><br>The offering at a glance        | 03 | <b>07</b> | <b>Floor Plans &amp; Survey</b><br>Layouts, dimensions & ALTA survey | 11 |
| <b>02</b> | <b>Investment Highlights</b><br>Six value drivers           | 04 | <b>08</b> | <b>Chicago Industrial Market</b><br>Mid-year 2026 fundamentals       | 14 |
| <b>03</b> | <b>Property Overview</b><br>Complete specifications         | 05 | <b>09</b> | <b>Location &amp; Connectivity</b><br>Access, transit & demographics | 15 |
| <b>04</b> | <b>Owner-User Economics</b><br>SBA 504 acquisition analysis | 06 | <b>10</b> | <b>Corridor Momentum</b><br>Submarket position & tailwinds           | 16 |
| <b>05</b> | <b>Property Description</b><br>Full asset narrative         | 07 | <b>11</b> | <b>Zoning &amp; Use Flexibility</b><br>M1-2 by-right entitlements    | 17 |
| <b>06</b> | <b>Property Photography</b><br>Interior, exterior & outdoor | 08 | <b>12</b> | <b>Broker &amp; Advisor</b><br>Exclusive listing contact             | 18 |

## DISCLAIMER & TERMS OF USE

This Offering Memorandum has been prepared by MoHall Commercial & Urban Development for use by qualified prospective purchasers considering the acquisition of 3146 W Chicago Avenue, Chicago, IL 60622. The information contained herein has been obtained from sources believed to be reliable; however, no representation or warranty, expressed or implied, is made as to its accuracy or completeness. The property is offered for sale in as-is condition. Prospective purchasers should conduct their own independent investigation and due diligence, including verification of zoning, permitted uses, property condition, and all financial, physical, and operational matters, prior to submitting an offer. All financing figures presented are illustrative and subject to lender underwriting. By accepting this memorandum, the recipient agrees to keep its contents confidential and to return it upon request.

01 THE OFFERING

# Executive Summary

MoHall Commercial & Urban Development is pleased to exclusively present 3146 W Chicago Avenue, a fully renovated 6,400 SF industrial flex / showroom building for sale in Chicago's Humboldt Park / West Town corridor, offered at \$1,200,000, or \$188 per square foot. The offering pairs clear-span bow-truss warehouse function with a designer, showroom-grade interior in one of Chicago's most supply-constrained industrial size classes.

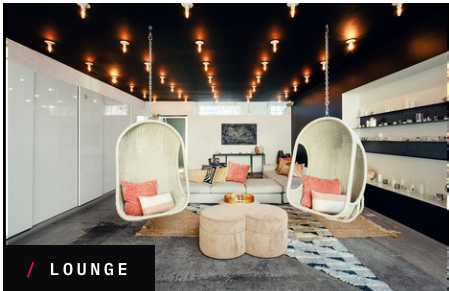
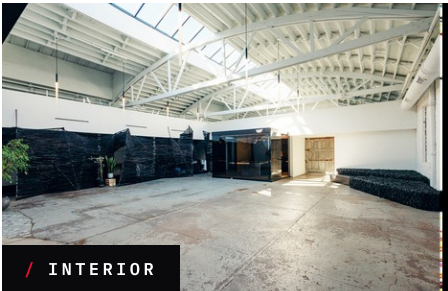
|                                                                            |                                                                    |                                                                      |
|----------------------------------------------------------------------------|--------------------------------------------------------------------|----------------------------------------------------------------------|
| <div>OFFERING PRICE</div> <div>\$1,200,000</div> <div>USD · For Sale</div> | <div>BUILDING SIZE</div> <div>6,400</div> <div>Square Feet</div>   | <div>PRICE / SF</div> <div>\$188</div> <div>Per Square Foot</div>    |
| <div>LOT SIZE</div> <div>6,250 SF</div> <div>50' x 125'</div>              | <div>ZONING</div> <div>M1-2</div> <div>Limited Manufacturing</div> | <div>YEAR BUILT</div> <div>1909</div> <div>Masonry / Bow-Truss</div> |

SIGNATURE FEATURES

|      |                                                                                         |
|------|-----------------------------------------------------------------------------------------|
| 75'  | <div>Operable skylight</div> <div>Runs the full length of the main hall</div>           |
| 20'+ | <div>Clear ceiling heights</div> <div>Column-free, clear-span bow-truss structure</div> |
| 18'  | <div>Garage overhead door</div> <div>Attached 3-car garage plus drive-in loading</div>  |
| 2    | <div>Levels of usable space</div> <div>Main hall plus mezzanine loft level</div>        |

IDEAL BUYER PROFILE

- > **Owner-user** acquiring a signature Chicago headquarters with SBA 504 financing from 10% down
- > **Creative studio, media production, or showroom** operator seeking gallery-grade volume and natural light
- > **E-commerce and last-mile fulfillment** operator positioned 4 miles from the Loop
- > **Contractor or light manufacturer** requiring flex warehouse with drive-in access
- > **Investor or developer** pursuing scarce sub-50K SF urban infill industrial product



## 02 VALUE DRIVERS

# Investment Highlights

Six reasons this asset commands attention from institutional investors, developers, and owner-occupied businesses, and outperforms commodity industrial product in today's Chicago market.

## 01

### Repositioned Below Replacement Cost

At \$188 per square foot, the offering is priced meaningfully below the cost to replicate a fully renovated urban flex building of this quality. The complete designer renovation, premium finishes, and updated building systems are included at a basis new construction cannot match.

## 03

### 75-Foot Operable Skylight

A full-length operable skylight floods the main hall with natural light and fresh air. It is a signature architectural feature that photographs like a flagship showroom and differentiates the building from every commodity warehouse in its size class.

## 05

### Prime Infill Last-Mile Location

Four miles to the Loop, 12 miles to O'Hare, direct frontage on CTA Bus Route 66, and minutes to I-90/94 and I-290. A Walk Score of 85 and Transit Score of 66 support workforce access and urban last-mile distribution alike.

## 02

### Clear-Span Bow-Truss Volume

The original 1909 heavy-timber bow-truss structure delivers 20'+ peak ceilings with no interior columns: ideal for racking, open production workflow, showroom display, content stages, or future creative build-outs.

## 04

### M1-2 By-Right Flexibility

Chicago's Limited Manufacturing District supports reuse of older industrial buildings and permits warehouse, distribution, light manufacturing, e-commerce fulfillment, contractor, studio, and showroom uses by right, giving a buyer an unusually wide runway of business plans.

## 06

### Mezzanine, Patio & Garage

A loft-level mezzanine adds usable square footage for office, studio, or back-of-house, while the gated rear patio and attached 3-car garage with an 18' overhead door deliver secure outdoor space and practical loading in one footprint.

#### THE BOTTOM LINE

### Design-forward urban industrial product is scarce.

3146 W Chicago sets the standard for the Humboldt Park / West Town corridor at a repositioned basis of \$188 per square foot.

03 ASSET DETAILS

# Property Overview



PRICING & TERMS

\$1,200,000

\$188 PER SQUARE FOOT

Offered for sale · Exclusive right to sell  
Delivered vacant · Offered as-is  
Owner-user or investor acquisition  
Architectural drawings available to  
qualified purchasers

PROPERTY SPECIFICATIONS

|                      |                                    |
|----------------------|------------------------------------|
| ADDRESS              | 3146 W Chicago Avenue              |
| CITY / ZIP           | Chicago, IL 60622                  |
| SUBMARKET            | Humboldt Park / West Town          |
| COUNTY / TOWNSHIP    | Cook / West Chicago                |
| PIN                  | 16-01-319-017-0000                 |
| MLS #                | 12626368                           |
| LOT SIZE             | 6,250 SF (50' x 125')              |
| BUILDING SIZE        | 6,400 SF                           |
| YEAR BUILT           | 1909                               |
| STORIES              | 1 + Mezzanine                      |
| ZONING               | M1-2 (Limited Manufacturing)       |
| CONSTRUCTION         | Masonry / Brick                    |
| BUILDING CLASS       | B                                  |
| CEILING HEIGHT       | 20' to 20'+ at peak                |
| STRUCTURE            | Clear-Span Bow-Truss               |
| LOADING              | Drive-in OH door + 18' garage door |
| SKYLIGHT             | 75' Operable                       |
| HVAC                 | Central A/C + Forced-Air Heat      |
| ELECTRICAL           | Circuit Breakers                   |
| FLOOR FINISH         | Polished Concrete                  |
| ACCESS               | 24-Hour                            |
| WALK / TRANSIT SCORE | 85 / 66                            |
| 2024 PROPERTY TAXES  | \$16,489.77                        |

Turnkey

Fully renovated; ready for  
occupancy

Last-Mile Ready

4 mi to the Loop, 12 mi to  
O'Hare

Flex Use

Warehouse, showroom,  
studio, office

Brand Presence

Designer interior, high-end  
finishes

04 ACQUISITION ANALYSIS

# Own It for Less Than Rent

For an owner-occupied business, this building competes directly with leasing, and wins. Using the SBA 504 program, a qualified operator can control 3146 W Chicago Avenue from approximately 10% down, lock a fixed rate for 25 years, and convert monthly occupancy cost into equity in a scarce, appreciating urban industrial asset.

ILLUSTRATIVE SBA 504 STRUCTURE

|                           |                                 |              |
|---------------------------|---------------------------------|--------------|
| 50%                       | 40%                             | 10           |
| BANK FIRST MORTGAGE       | SBA 504 DEBENTURE               | DOWN         |
| PURCHASE PRICE            |                                 | \$1,200,000  |
| DOWN PAYMENT (10%)        |                                 | \$120,000    |
| BANK FIRST MORTGAGE (50%) | \$600,000 · 7.00% · 25-yr am    |              |
| SBA 504 PORTION (40%)     | \$480,000 · 6.17% fixed · 25-yr |              |
| ESTIMATED MONTHLY P&I     |                                 | \$7,384      |
| EQUIVALENT ANNUAL COST    |                                 | \$13.85 / SF |

SBA 504 25-year effective debenture rate of 6.17% per July 2026 pricing; bank first mortgage rate illustrative. Figures exclude taxes, insurance, and program fees, are provided for discussion only, and are subject to lender and CDC underwriting. Manufacturing businesses may qualify for further rate reductions.

OWN VS. LEASE · 6,400 SF

| OWN · 3146 W CHICAGO                                               | LEASE COMPARABLE FLEX                                            |
|--------------------------------------------------------------------|------------------------------------------------------------------|
| <b>\$7,384/mo</b><br>estimated P&I, fixed 25 years                 | <b>\$7,500 to \$8,500/mo</b><br>base rent at \$14 to \$16/SF NNN |
| <b>Fixed</b><br>rate locked for the life of the loan               | <b>Escalating</b><br>annual increases plus renewal risk          |
| <b>\$1,400+</b><br>of month one retires principal, growing monthly | <b>\$0</b><br>equity created; rent is a pure expense             |
| <b>Full control</b><br>of build-out, branding & signage            | <b>Landlord consent</b><br>required for alterations              |
| <b>Upside</b><br>in a high-appreciation corridor                   | <b>Upside accrues</b><br>to the landlord                         |

Occupancy cost at or below market rent, plus equity.

Property taxes and insurance apply under both scenarios; under a NNN lease they are passed through to the tenant anyway. Ownership converts the same monthly outlay into a balance sheet asset.

10% Down

SBA 504 minimum equity for qualified owner-occupants

25-Year Fixed

July 2026 effective 504 debenture rate of 6.17%

90% Financing

of total project cost, including eligible soft costs

## 05 THE ASSET

# Property Description

**A turnkey industrial flex / showroom building for sale in the heart of Chicago's fastest-growing urban industrial corridor.**

Located in the heart of Chicago's rapidly growing Humboldt Park and West Town industrial corridor, 3146 W Chicago Avenue presents a rare opportunity to acquire a fully renovated 6,400 square foot industrial flex warehouse designed for both operational efficiency and high-end showroom presence. Situated on a 50' x 125' lot and zoned M1-2, Chicago's Limited Manufacturing District, the property supports a wide range of industrial and commercial uses including warehouse, distribution, light manufacturing, contractor space, creative studio, and e-commerce fulfillment.

Originally constructed in 1909, the building features a clear-span bow-truss structure with ceiling heights ranging from 20 feet to more than 20 feet at the peak, providing the vertical clearance and open, column-free layout required for racking, storage, production, and efficient workflow. A drive-in overhead door and an attached 3-car garage with an 18-foot overhead door provide practical loading, secure parking, and equipment access rarely found in urban infill industrial buildings.

What truly differentiates this Chicago industrial property is its complete designer renovation and showroom-quality interior. A dramatic 75-foot operable skylight runs the full length of the building, flooding the space with natural light and

creating an environment that presents like a flagship showroom rather than a traditional warehouse: ideal for businesses that value branding, client experience, and presentation.

The interior includes polished concrete flooring, modern lighting, updated electrical with circuit breakers, and central HVAC with forced-air heating and cooling. A mezzanine loft level adds usable square footage for office, administrative, or studio use, while a gated outdoor patio extends the footprint for staging, staff amenity, or client-facing space.

From a logistics standpoint, the property is strategically positioned for last-mile distribution and urban industrial use, with quick access to I-90/94 (Kennedy Expressway) and I-290 (Eisenhower Expressway), efficient connectivity to Downtown Chicago and O'Hare International Airport, and direct frontage on CTA Bus Route 66.

In a Chicago market where sub-50,000 SF industrial buildings are the scarcest and fastest-moving segment, 3146 W Chicago Avenue stands out as a true flex industrial showroom asset: positioned for owner-users, e-commerce operators, contractors, light manufacturers, creative businesses, and investors seeking durable urban infill product.



HUMBOLDT PARK / WEST TOWN / CHICAGO, IL

**6,400 SF | M1-2 Zoning | Fully Renovated | \$1,200,000 | \$188 PSF**

06 IMAGERY

# Interior Photography

Bow-truss showroom hall, mezzanine perspective, and designer lounge.



INTERIOR CLEAR-SPAN BOW-TRUSS HALL WITH 75' OPERABLE SKYLIGHT



MEZZANINE OVERHEAD VIEW OF OPEN FLOOR PLATE

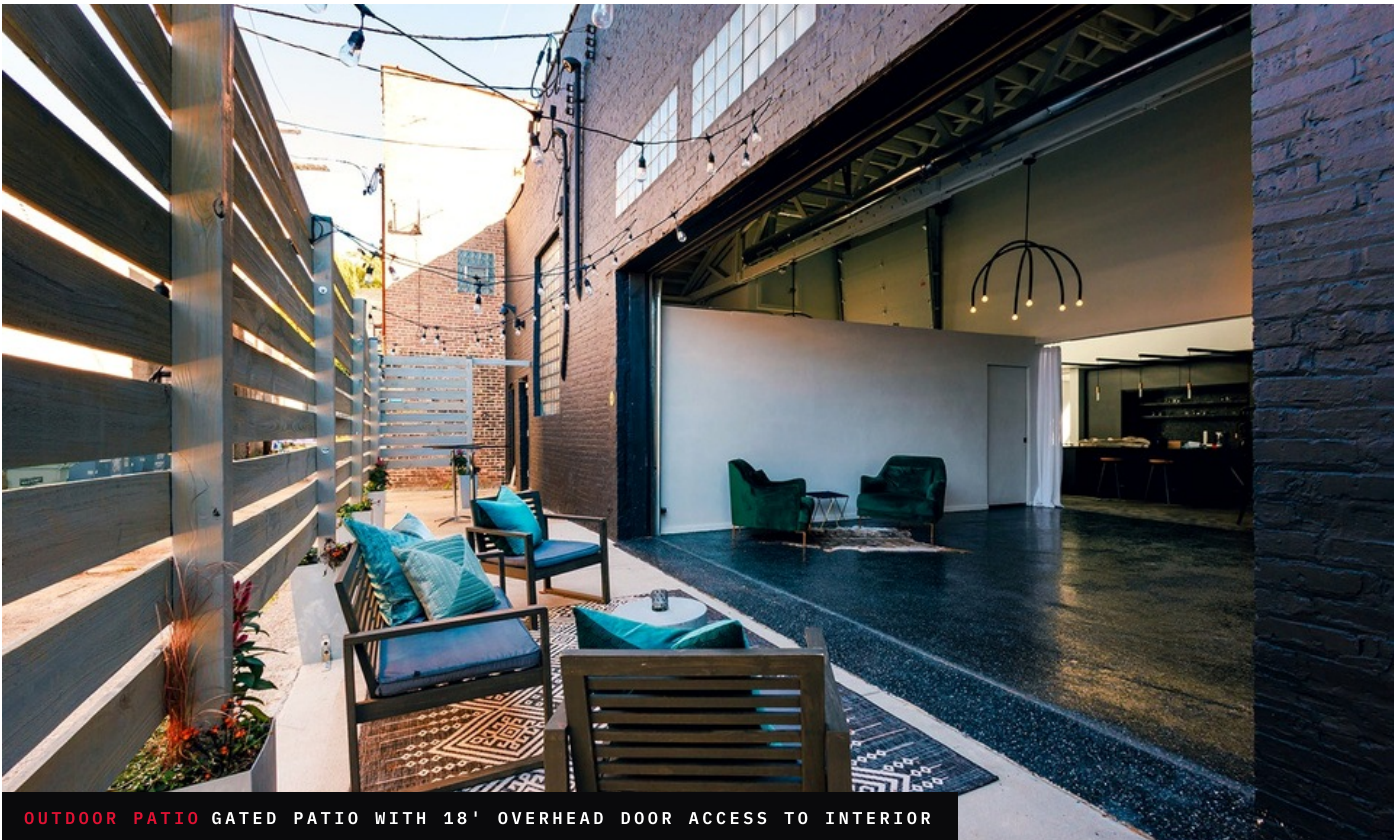


LOUNGE SHOWROOM-QUALITY COMMON AREA

06 IMAGERY

# Exterior & Outdoor Space

Street presence on the Chicago Avenue corridor, gated outdoor patio, and garage access.



OUTDOOR PATIO GATED PATIO WITH 18' OVERHEAD DOOR ACCESS TO INTERIOR



EXTERIOR FRONTAGE ON W CHICAGO AVENUE

AT A GLANCE

6,400

SF BUILDING

20'+

CEILING HEIGHTS

85

WALK SCORE

A NEW STANDARD FOR URBAN INDUSTRIAL

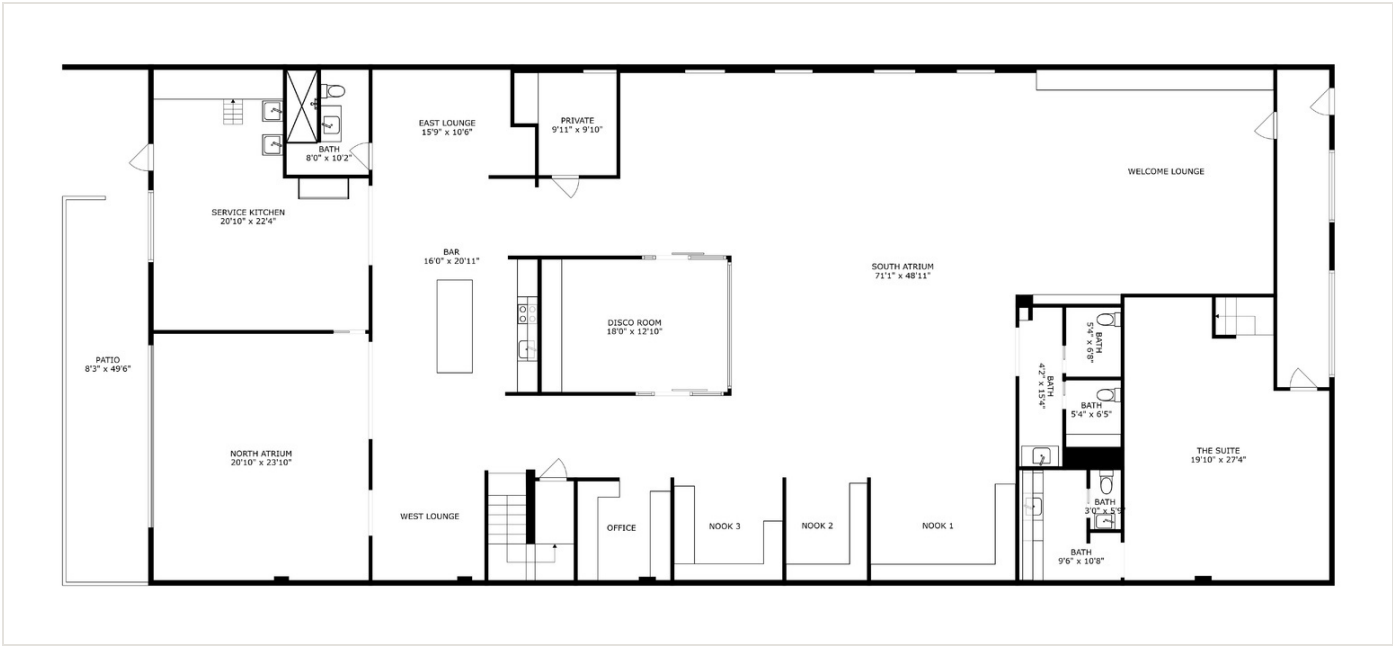
# **Industrial function, showroom presence.**

3146 W CHICAGO AVENUE / HUMBOLDT PARK / CHICAGO, IL 60622

07 LAYOUT

# Main Level / Floor 1

Open main hall, support kitchen, private offices, executive suite, and gated outdoor patio. Plan areas below are paired with their highest and best flex use.



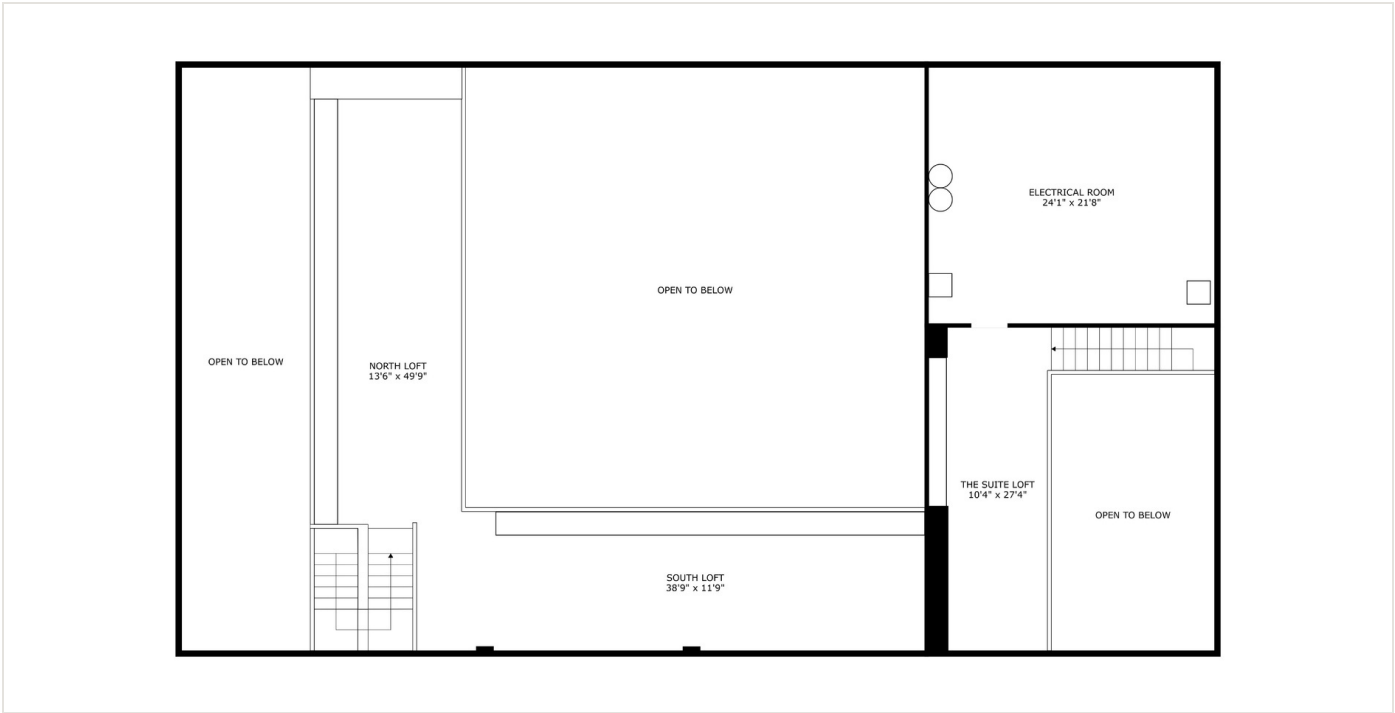
KEY AREAS, DIMENSIONS & FLEX POTENTIAL

| PRODUCTION / SHOWROOM |                 | SUPPORT / BACK-OF-HOUSE |                    | PRIVATE / AMENITIES |                |
|-----------------------|-----------------|-------------------------|--------------------|---------------------|----------------|
| SOUTH ATRIUM          | 71'1" x 48'11"  | SERVICE KITCHEN         | 20'10" x 22'4"     | EXECUTIVE SUITE     | 19'10" x 27'4" |
| NORTH ATRIUM          | 20'10" x 23'10" | BAR / PREP COUNTER      | 16'0" x 20'11"     | PRIVATE ROOM        | 9'11" x 9'10"  |
| WEST LOUNGE           | Open to atrium  | MEDIA ROOM              | 18'0" x 12'10"     | OUTDOOR PATIO       | 8'3" x 49'6"   |
| EAST LOUNGE           | 15'9" x 10'6"   | DEDICATED OFFICE        | Private            | BATHROOMS           | 5 Total        |
| WELCOME LOUNGE        | Main reception  | NOOKS 1-3               | Private workspaces | STORAGE             | Multiple       |

07 LAYOUT

# Loft Level / Floor 2

Mezzanine floor with North Loft, South Loft, and Suite Loft: additional usable square footage for office, studio, or back-of-house operations overlooking the main hall.



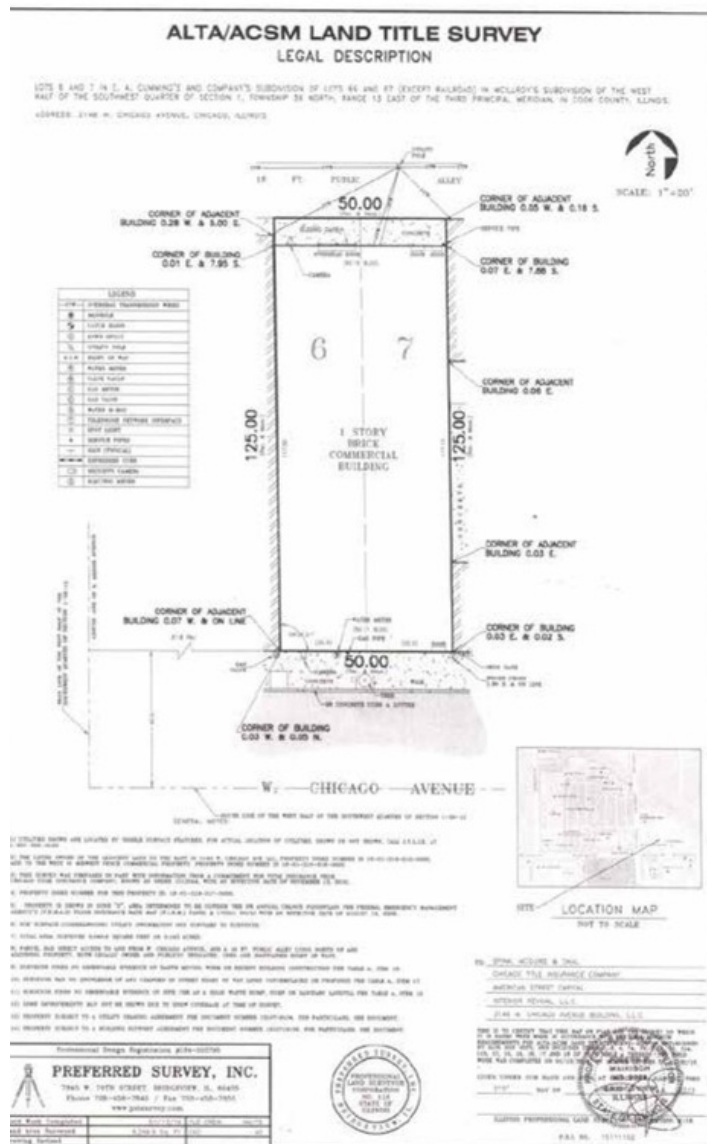
LOFT LEVEL / USABLE SPACE

| LOFT SPACES |               | MECHANICAL & ACCESS |                  | USE POTENTIAL |                       |
|-------------|---------------|---------------------|------------------|---------------|-----------------------|
| NORTH LOFT  | 13'6" x 49'9" | ELECTRICAL ROOM     | 24'1" x 21'8"    | OFFICE        | Headquarters / admin  |
| SOUTH LOFT  | 38'9" x 11'9" | STAIRS              | Multiple access  | STUDIO        | Creative / production |
| SUITE LOFT  | 10'4" x 27'4" | LOFT ACCESS         | Direct to atrium | STORAGE       | Inventory / equipment |

## 07 SITE

# ALTA / ACSM Land Title Survey

Site dimensions: 50' x 125' (6,250 SF lot). Legal description, improvements, and adjacent corner offsets. Full-resolution survey available to qualified purchasers upon request.



08 MARKET FUNDAMENTALS

# Chicago Industrial - Mid-Year 2026

Chicago anchors North America's industrial market, and 2026 fundamentals are tightening in the seller's favor: vacancy at a multi-year low, absorption running at five times last year's pace, and historically low new deliveries.

|                                                                          |                                                                                      |                                                                                  |                                                                                   |
|--------------------------------------------------------------------------|--------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <div>METRO VACANCY</div> <div>6.9%</div> <div>Lowest in 7 quarters</div> | <div>YTD NET ABSORPTION</div> <div>10.6M</div> <div>SF · vs 2.0M SF prior year</div> | <div>NEW LEASING H1</div> <div>21.8M</div> <div>SF · +11.1% year-over-year</div> | <div>SCARCEST SEGMENT</div> <div>&lt;50K</div> <div>SF urban infill product</div> |
|--------------------------------------------------------------------------|--------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|

SOURCES: SAVILLS, CUSHMAN & WAKEFIELD, CBRE, WARECRE RESEARCH · H1 / MID-YEAR 2026 CHICAGO INDUSTRIAL REPORTING

MARKET STRENGTH

Chicago's industrial vacancy fell to 6.9% at mid-year 2026, its lowest level in seven quarters and 90 basis points below the prior year, as occupier demand strengthened sharply and new deliveries remained historically low. Net absorption reached 10.6 million square feet year to date, more than five times the pace of the same period last year, while manufacturing reshoring continues to add a structural demand layer to the market.

INVESTMENT DEMAND

New leasing activity reached 21.8 million square feet through mid-year 2026, up 11.1% year over year and the strongest first half since 2022. Sub-50,000 SF urban infill industrial, the exact category this asset occupies, remains the scarcest and fastest-moving segment in the market, supported by demand that new development cannot economically replicate inside the city.

CHICAGO SMALL-BAY RENT BENCHMARKS (PSF / YR)

|                                 |              |
|---------------------------------|--------------|
| RENOVATED URBAN FLEX / SHOWROOM | Top of range |
| SMALL-BAY FLEX SPACE            | \$8 to \$15  |
| METRO AVERAGE ASKING (NNN)      | \$6.57       |
| BIG-BOX (LARGE FORMAT)          | \$5 to \$8   |

WHY 3146 W CHICAGO

- ✓ Urban infill last-mile location, 4 miles from the Loop
- ✓ Sub-50K SF size class: scarcest segment in the market
- ✓ Fully renovated, turnkey condition
- ✓ M1-2 by-right use flexibility
- ✓ Showroom-quality presentation commodity product cannot match

LAST-MILE ADVANTAGE

## Urban infill industrial under 50,000 SF is the scarcest segment in Chicago.

Minimal greenfield industrial land exists within five miles of Downtown Chicago, and small-format space leases dramatically faster than large-format product. Structural demand for small urban last-mile buildings cannot be replicated by new development, supporting both occupancy and long-term value for this asset.

09 SUBMARKET

# Humboldt Park / West Town

Positioned at the center of one of Chicago's most active urban industrial corridors, surrounded by national retailers, independent operators, and rapidly appreciating mixed-use development.

WALK SCORE

85

Very Walkable

TRANSIT SCORE

66

Good Transit

DOWNTOWN CHICAGO

4 MI

The Loop

O'HARE AIRPORT

12 MI

International Cargo Hub

DRIVE TIMES & ACCESS

|                                 |                 |
|---------------------------------|-----------------|
| I-90/94 KENNEDY EXPRESSWAY      | ~2 miles        |
| I-290 EISENHOWER EXPRESSWAY     | ~1.5 miles      |
| DOWNTOWN CHICAGO / LOOP         | ~4 miles        |
| O'HARE INTERNATIONAL AIRPORT    | ~12 miles       |
| MIDWAY INTERNATIONAL AIRPORT    | ~9 miles        |
| CTA BUS ROUTE 66 • CHICAGO AVE  | Direct frontage |
| CTA BLUE LINE • WESTERN STATION | ~1 mile         |
| METRA • WESTERN AVE STATION     | ~1.5 miles      |

AREA DEMOGRAPHICS

|                   | 1-MILE   | 3-MILE   |
|-------------------|----------|----------|
| TOTAL POPULATION  | 39,340   | 392,232  |
| TOTAL HOUSEHOLDS  | 13,397   | 142,690  |
| MEDIAN HH INCOME  | \$47,606 | \$65,748 |
| DAYTIME EMPLOYEES | 9,556    | 213,024  |

Nearly 400,000 residents and more than 213,000 daytime employees within three miles give an owner-user immediate access to labor, clients, and same-day delivery density that suburban industrial locations cannot offer.

NEARBY TENANTS & AMENITIES

|                    |                                                                                                    |
|--------------------|----------------------------------------------------------------------------------------------------|
| NATIONAL RETAILERS | Aldi • Chase Bank • T-Mobile • Dunkin' • Subway • Domino's • Popeyes • Foot Locker • BP • Wingstop |
| LOCAL LIFESTYLE    | First Ascent Rock Climbing • On Your Mark Gym • Christ Weber Garden Center                         |
| DINING             | Kai Zan • Boulangerie • Rootstock • Heritage • Feed • a growing cluster of independent operators   |
| CONTEXT            | Humboldt Park ranks among Chicago's highest-appreciation neighborhoods since 2000                  |



10 POSITION

# Corridor Momentum

The Humboldt Park / West Town submarket sits at the intersection of historic industrial stock and Chicago's most active neighborhood growth: a combination that creates durable demand from owner-users, creative operators, and repositioning capital.

The West Chicago Avenue corridor runs through the center of three Chicago neighborhoods experiencing sustained population and investment growth: Humboldt Park, West Town, and East Garfield Park. The submarket is buffered to the east by the West Loop and Fulton Market, two of the most expensive commercial districts in the Midwest, creating a natural westward spillover of demand along Chicago Avenue.

Chicago's M1 Limited Manufacturing zoning framework was expressly designed to promote high-quality new development and the reuse of older industrial buildings. The City's Industrial Corridor Modernization Initiative and active TIF districts in the surrounding corridor provide a long-term public policy backdrop that supports property values and area reinvestment. Buyers should verify parcel-level program eligibility with the City of Chicago.

For owner-users, developers, and investors, 3146 W Chicago offers a rare combination: protected industrial zoning, an infill urban location, sub-50K SF size class, and designer-grade improvements. The cost to replicate a comparable renovated building would materially exceed the current offering price of \$1,200,000.

## WHY THIS CORRIDOR

### + Protected Industrial Zoning

Chicago restricts industrial-to-residential rezonings, preserving land value and use flexibility for current owners.

### + Infill Location

Minimal greenfield industrial land exists within 5 miles of Downtown, driving durable demand for renovated urban product.

### + Transit-Rich Labor Pool

Direct CTA Bus 66 frontage and walking proximity to the Blue Line provide reliable access for workforce and clients.

### + Neighborhood Momentum

Humboldt Park, Logan Square, and West Town rank among Chicago's highest-appreciation neighborhoods of the last 20 years.

### + Public Investment Overlay

Industrial corridor modernization programs and TIF activity in the surrounding area support long-term reinvestment.



EXCLUSIVELY OFFERED BY MOHALL COMMERCIAL & URBAN DEVELOPMENT

11 ENTITLEMENTS

# Zoning & Use Flexibility

CURRENT ZONING

# M1-2

Limited Manufacturing /  
Business Park District  
City of Chicago · Cook  
County

M1-2 DISTRICT PURPOSE

*"Accommodates low-impact manufacturing, wholesaling, warehousing, and distribution activities that occur within enclosed buildings. Intended to promote high-quality new development and reuse of older industrial buildings."*

CHICAGO ZONING ORDINANCE §17-5-0102

BY-RIGHT PERMITTED USES

| LOGISTICS & DISTRIBUTION | MANUFACTURING           | COMMERCIAL / CREATIVE  |
|--------------------------|-------------------------|------------------------|
| > Warehouse              | > Light manufacturing   | > Showroom             |
| > Distribution center    | > Product assembly      | > Studio / production  |
| > E-commerce fulfillment | > Product testing       | > Creative office      |
| > Last-mile delivery hub | > Processing (enclosed) | > Photo / film studio  |
| > Wholesale              | > Contractor services   | > Gallery / exhibition |

Use categories summarized from the Chicago Zoning Ordinance use tables for M districts. Purchasers should confirm permitted-use classification and any licensing requirements for their specific operation with the City of Chicago.

DETAILED PROPERTY FEATURES

| STRUCTURE                       | SYSTEMS                            | INTERIOR                                |
|---------------------------------|------------------------------------|-----------------------------------------|
| CONSTRUCTION<br>Masonry / Brick | HEAT / A/C<br>Forced Air / Central | FLOOR FINISH<br>Polished Concrete       |
| YEAR BUILT<br>1909              | ELECTRICAL<br>Circuit Breakers     | MEZZANINE<br>Yes                        |
| STORIES<br>1 + Mezzanine        | FIRE PROTECTION<br>Extinguishers   | OVERHEAD DOORS<br>Drive-In + 18' Garage |
| CEILING HEIGHT<br>20' to 20'+   | SKYLIGHT<br>75' Operable           | KITCHEN<br>Yes · Full                   |
| CLEAR SPAN<br>Yes · Bow-Truss   | RESTROOMS<br>Public + Private      | CONDITION<br>Fully Renovated            |

2024 PROPERTY TAXES

**\$16,489.77**

PIN

**16-01-319-017-0000**

OWNERSHIP

**LLC**

TOWNSHIP

**West Chicago**



**MoHall Commercial**  
& URBAN DEVELOPMENT

FOR INFORMATION, CONTACT

Exclusively listed by MoHall Commercial

LEAD BROKER

# Meet the advisor behind this offering.



DESIGNATED MANAGING BROKER

## Moses Hall

CCIM, AHWD

MoHall Commercial & Urban Development

PHONE (312) 826-9925  
EMAIL [moses@mohallcommercialud.com](mailto:moses@mohallcommercialud.com)  
WEB [www.mohallcommercialud.com](http://www.mohallcommercialud.com)  
OFFICE 350 N Orleans St, Suite 9000N, Chicago, IL 60654

CCIM designee and CAR Commercial Top Producer with \$120M+ in closed transaction volume across brokerage, municipal land disposition, and urban redevelopment advisory in Chicagoland.

## 3146 W Chicago Avenue

\$1,200,000 / 6,400 SF / \$188 PSF / M1-2

### DISCLAIMER

Information contained herein has been obtained from sources believed reliable; however, no representation or warranty is made as to its accuracy or completeness. The property is offered as-is. Prospective purchasers should independently verify all information and perform due diligence. Financing figures are illustrative and subject to lender underwriting. Licensed Illinois real estate professionals: Managing Broker 471.019687 · Brokerage 481.013037. © 2026 MoHall Commercial & Urban Development. Equal Housing Opportunity.