

CHICAGO, IL

555 W 14TH PLACE



DARWINPW
REALTY

CORFAC International

**RARE CITY CENTER WAREHOUSE
WITH PARKING**



22,440 SF

A TRUE LAST MILE
OPPORTUNITY

±0.71 AC

AVAILABLE FOR LEASE IN
CHICAGO'S UNIVERSITY
VILLAGE NEIGHBORHOOD



ML REALTY
PARTNERS

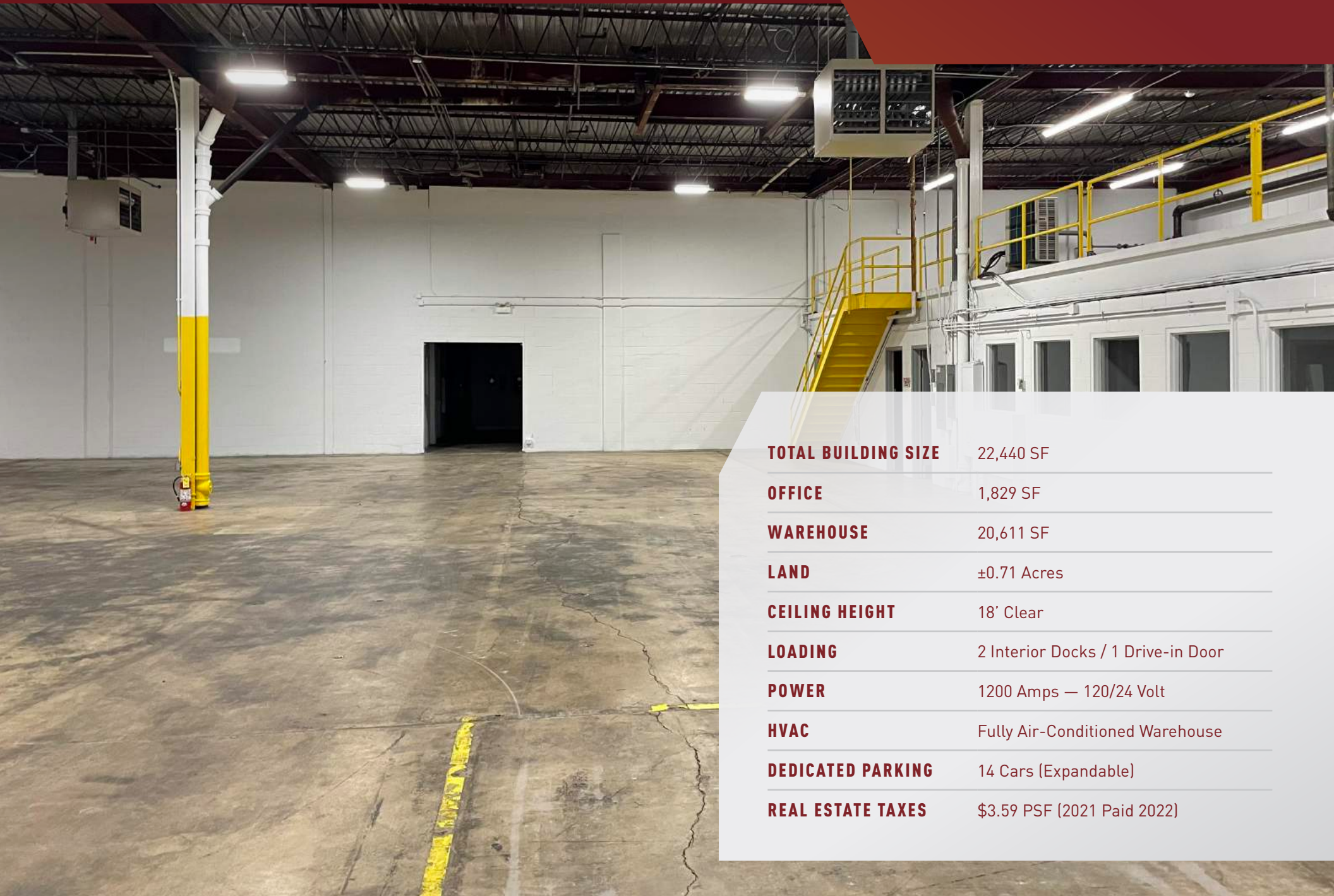
CITY CENTER LOCATION ADVANTAGES



LOCATION HIGHLIGHTS

- ✓ A TRUE LAST MILE OPPORTUNITY
- ✓ 1 MILE TO THE CHICAGO LOOP
- ✓ BLOCKS FROM THE KENNEDY EXPRESSWAY (I-90)
- ✓ WALKABLE TO TRAINS AND BUS TRANSPORTATION
- ✓ ADJACENT TO UPS DOWNTOWN DISTRIBUTION FACILITY
- ✓ FLEXIBLE ZONING INCLUDING INDUSTRIAL DS-3

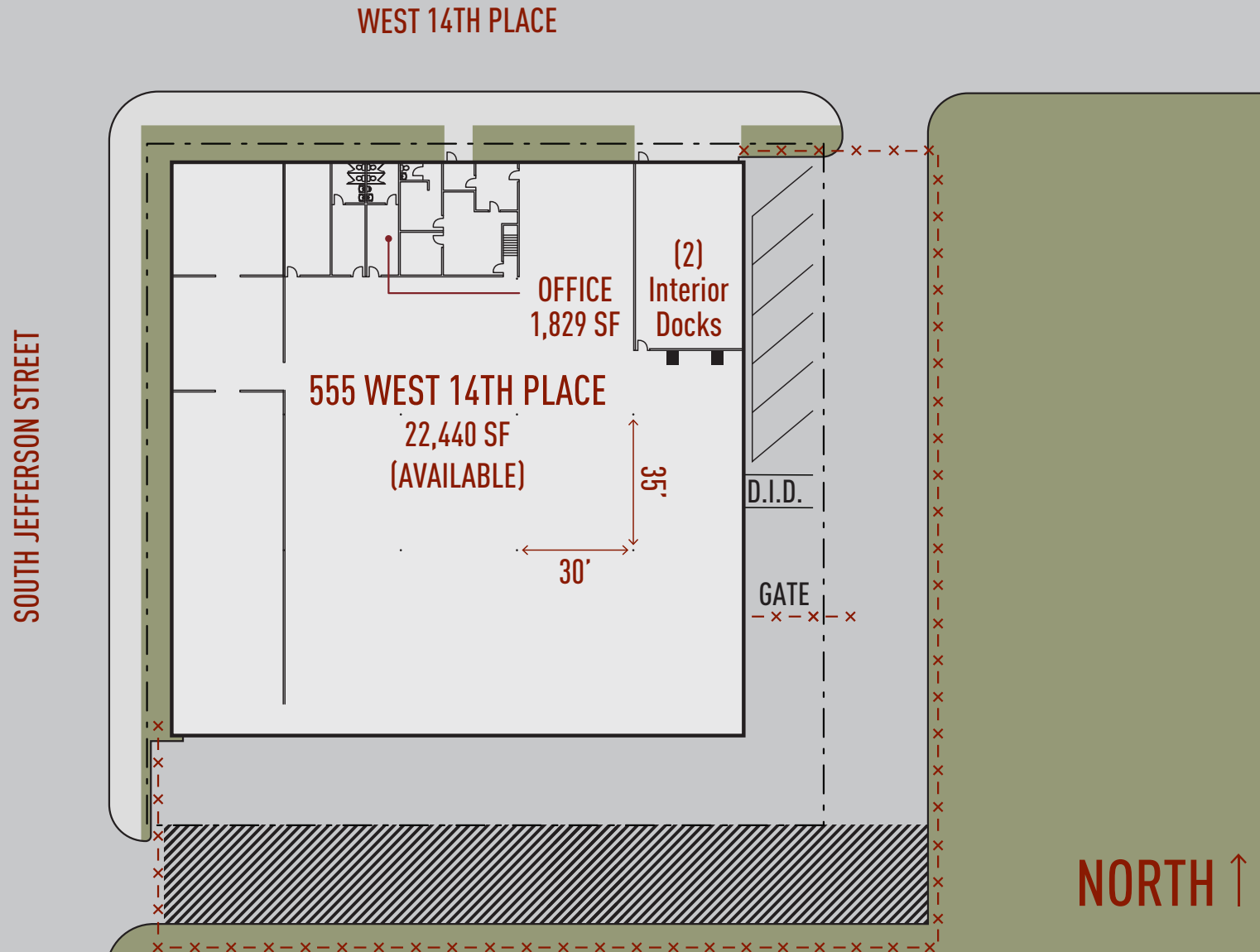
BUILDING SPECIFICATIONS



TOTAL BUILDING SIZE	22,440 SF
OFFICE	1,829 SF
WAREHOUSE	20,611 SF
LAND	±0.71 Acres
CEILING HEIGHT	18' Clear
LOADING	2 Interior Docks / 1 Drive-in Door
POWER	1200 Amps — 120/24 Volt
HVAC	Fully Air-Conditioned Warehouse
DEDICATED PARKING	14 Cars (Expandable)
REAL ESTATE TAXES	\$3.59 PSF (2021 Paid 2022)

SITE PLAN

RARE CITY CENTER WAREHOUSE WITH PARKING

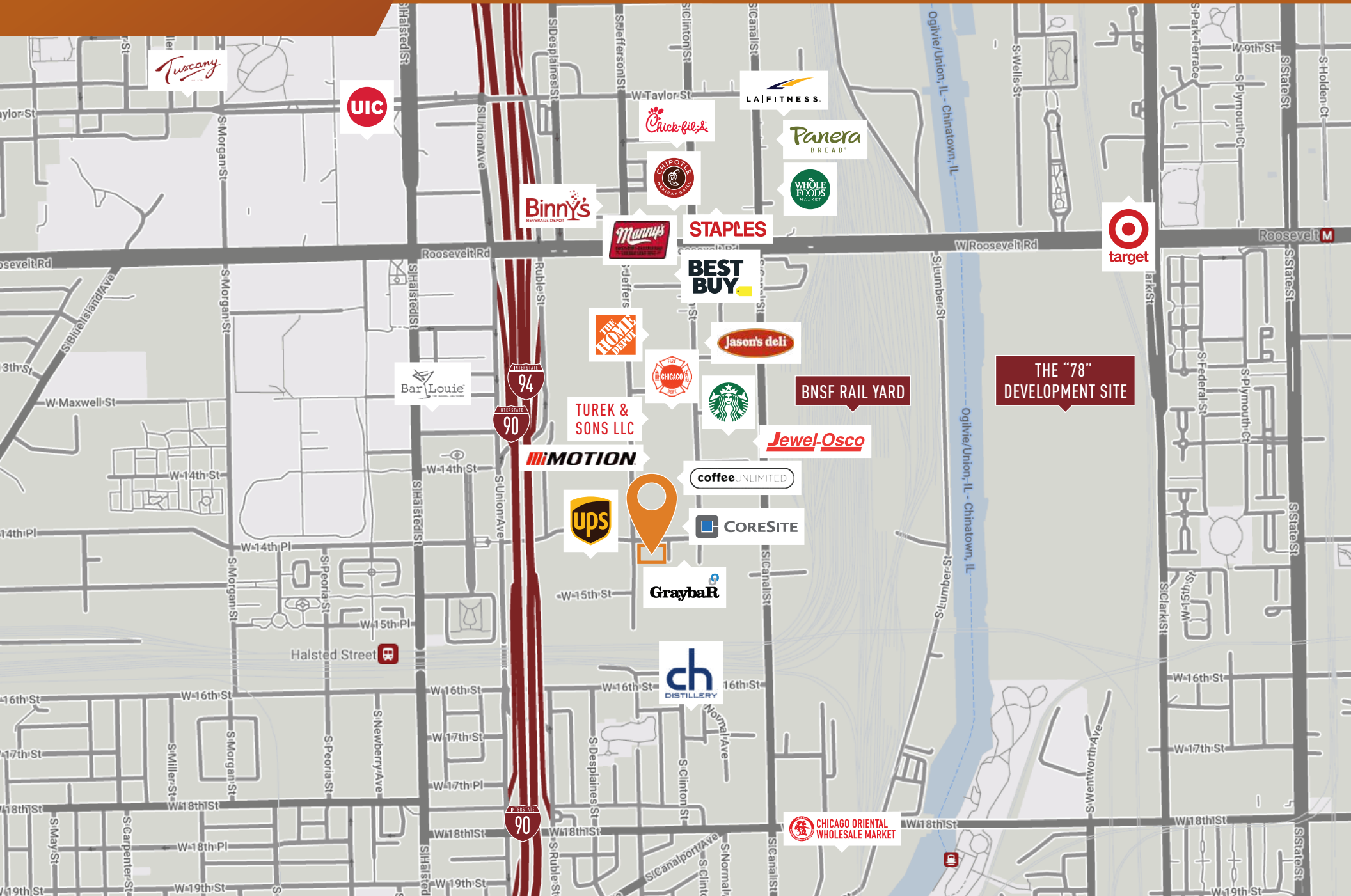


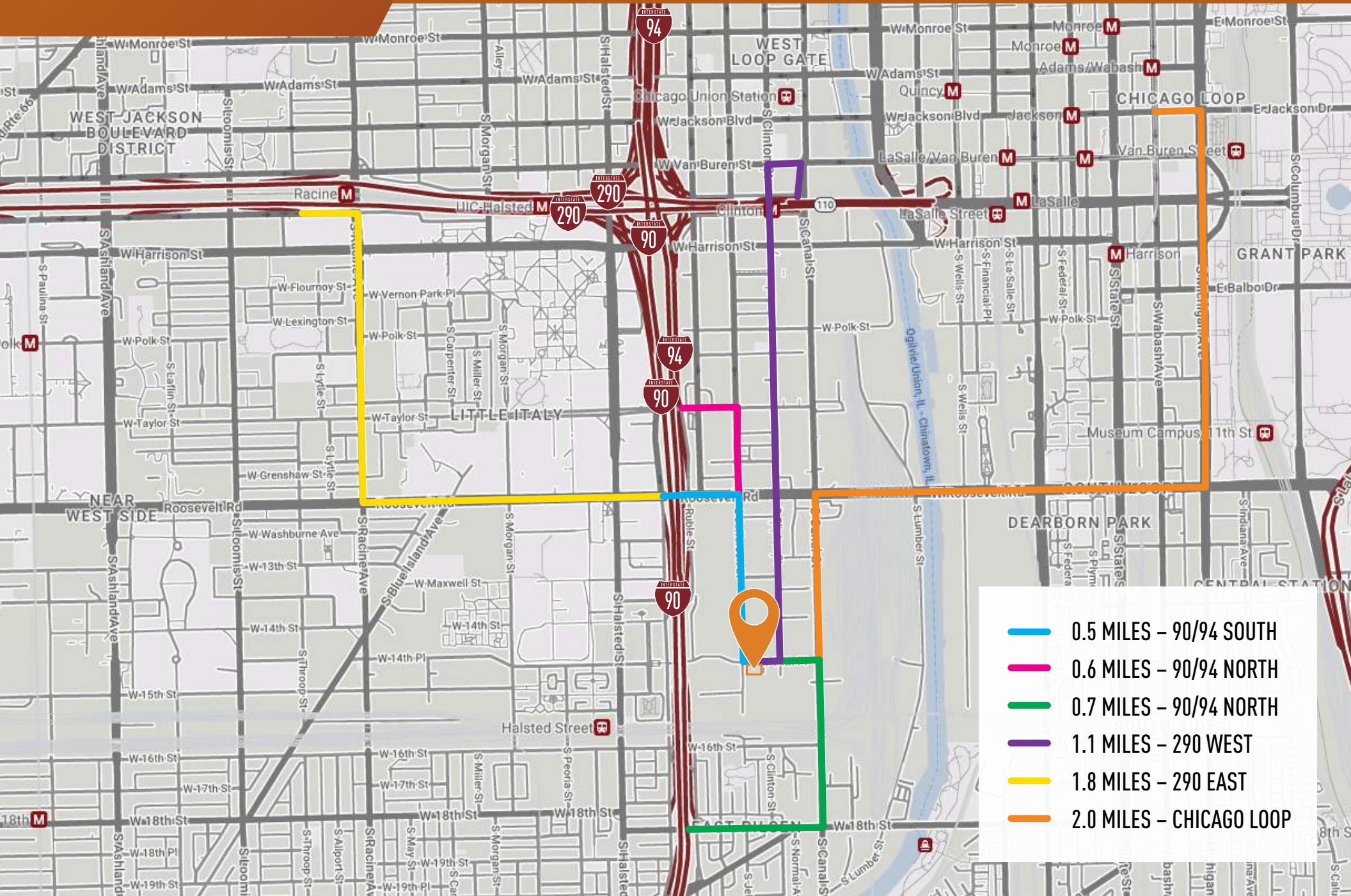
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UNLOCK THE POTENTIAL
IN THE HEART OF CHICAGO!







- 0.5 MILES – 90/94 SOUTH
- 0.6 MILES – 90/94 NORTH
- 0.7 MILES – 90/94 NORTH
- 1.1 MILES – 290 WEST
- 1.8 MILES – 290 EAST
- 2.0 MILES – CHICAGO LOOP



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R E A L T Y

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