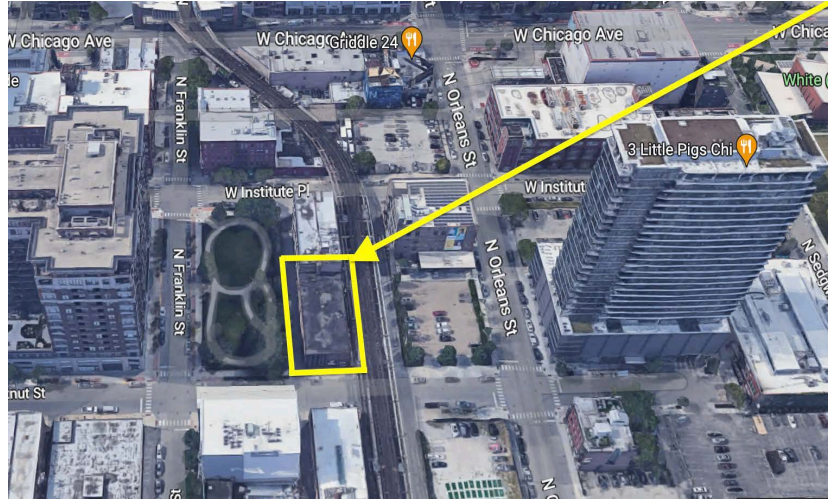


# 313 WEST CHESTNUT STREET | CHICAGO 60610

## FOR SALE

FLEX INDUSTRIAL BUILDING - RIVER NORTH/OLD TOWN RE-DEVELOPMENT OPPORTUNITY  
±13,750SF Bldg | ±5,660SF (51.81'x109.26) Site | Zoned C1-3



### EXECUTIVE SUMMARY

The subject property is located at 313 West Chestnut Street, Chicago, IL 60610 (the "Property"). The JonBerg Group of Baird & Warner Real Estate, INC, as the sole and exclusive Broker, has been retained to present the sale of this flex industrial building - re-development opportunity. This is an urban industrial building located in Chicago's dense River North/Old Town neighborhood. Featuring a 2-story building, ±13,750 SF GLA, and ±5,660 SF site. The subject property is zoned C1-3, 1000 to 1500 volts of power, 20' ceiling-first floor, rubber roof, two internal parking spaces, and is situated in a mixed commercial and residential city setting.

**Price: \$3,795,000.00**

### THE JONBERG REAL ESTATE GROUP

*"Adding value to every transaction"*

**"YOUR LOCAL SOLUTION"**

**THE JONBERG GROUP** of Baird & Warner, INC is a full service commercial brokerage team specializing in the sale of all types of commercial, industrial & Investment properties.



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