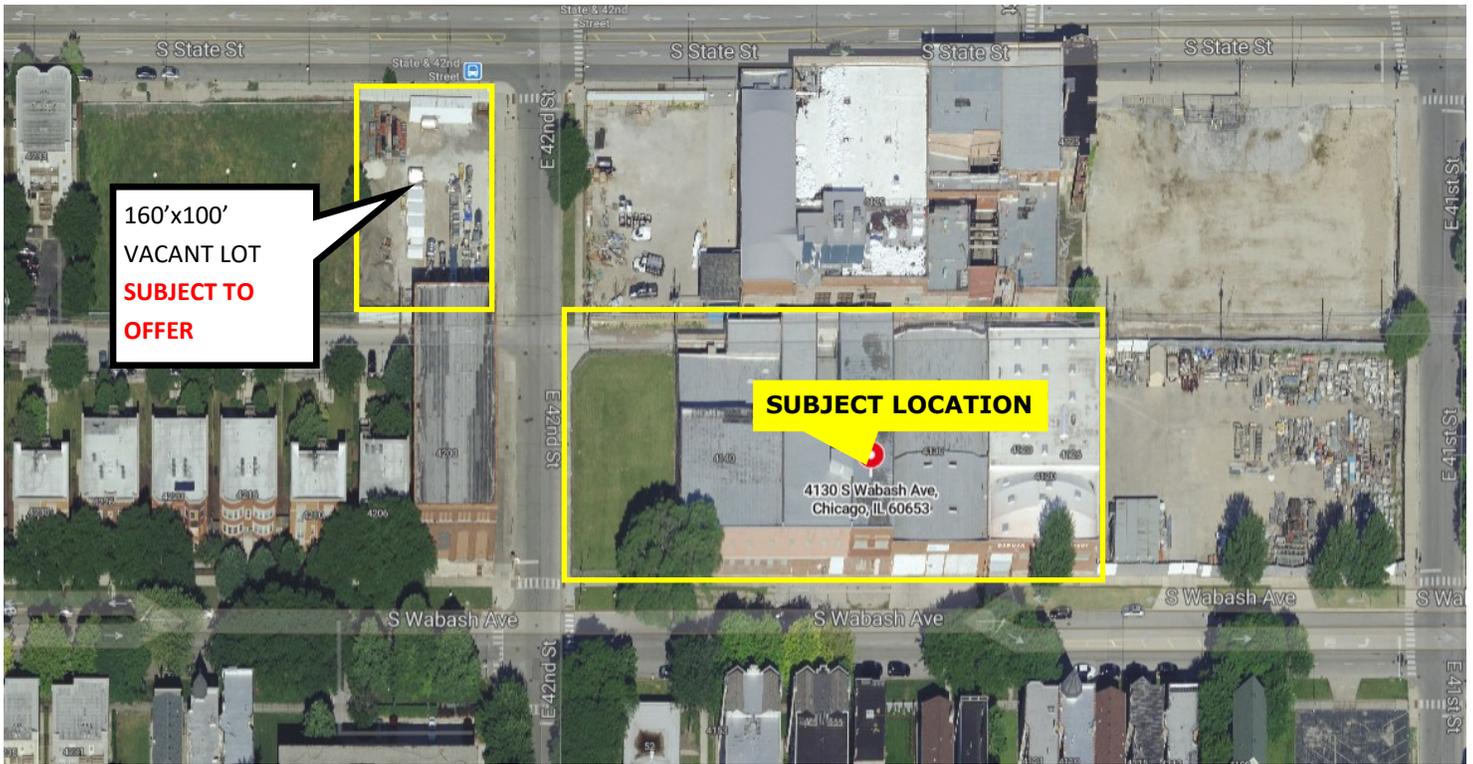


**PRICE REDUCED!**

**Industrial/Flex Property for User/Investor  
Plus Vacant Lot Available Nearby**

**4130 S. Wabash Ave.  
Chicago, IL 60653**



Strauss Realty presents a unique and historic 54K SF flex/manufacturing building available in the heart of Chicago's Bronzeville. There is an option to purchase an additional 16K SF vacant lot as well for parking or outdoor storage. Located in a TIF Zone, this two-story industrial/flex building is ideal for a manufacturing user or investor looking for a potential multi-tenant building. The property provides strong infrastructure and was recently updated with new bathrooms, HVAC systems and alarms. The building offers amenities such as conference rooms, kitchenettes, an outdoor patio, and secured 24/7 entry. Great location with Sox Stadium and IIT nearby and great accessibility via I-90. Also, conveniently located to the Red and Green Line "EL" trains and Metra, and just minutes from downtown Chicago.

**Historical Background** Rooted in a rich family history dating back to 1963, this building has long served the industrial community—from its early days as a turn-of-the-century bakery to its most recent use as a warehouse housing over 10,000 machines.

<b>SALE PRICE:</b>	<del>\$3,150,000</del> \$2,550,000
<b>SIZE:</b>	54,124 SF Total Building 34,532 SF 1st Floor 19,592 SF 2nd Floor
<b>LEASE OPTION:</b>	\$10 PSF, Modified Gross
<b>LEASE SIZE:</b>	1,000 SF—54,124 SF
<b>ZONING:</b>	M1-2
<b>DOCKS:</b>	2 Shared Interior
<b>DID:</b>	1 Drive-in Door
<b>CEILING HEIGHT:</b>	1st Floor: 9'6" - 18'3" 2nd Floor: 8'3" - 14'2"
<b>ADDITIONAL LOT:</b>	16,085 SF Vacant Lot Available Subject to Offer
<b>PIN#s:</b>	20-03-118-001-0000 20-03-118-002-0000

**CONTACT**

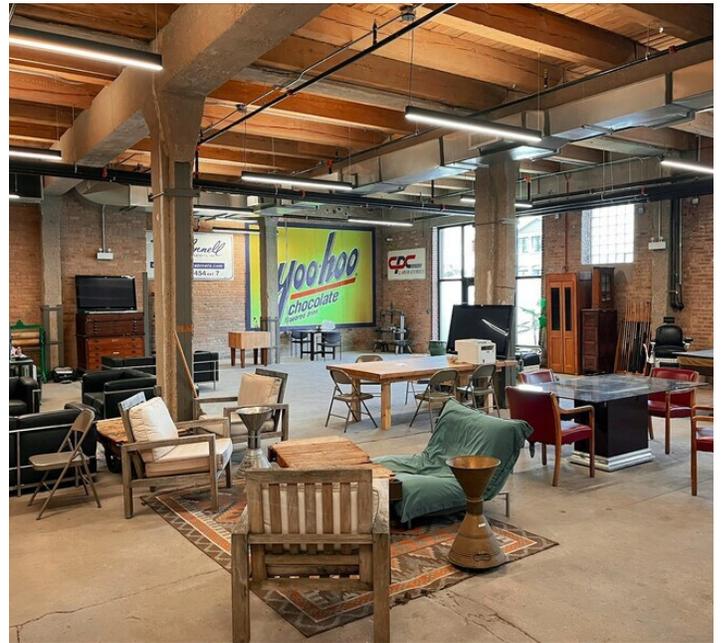
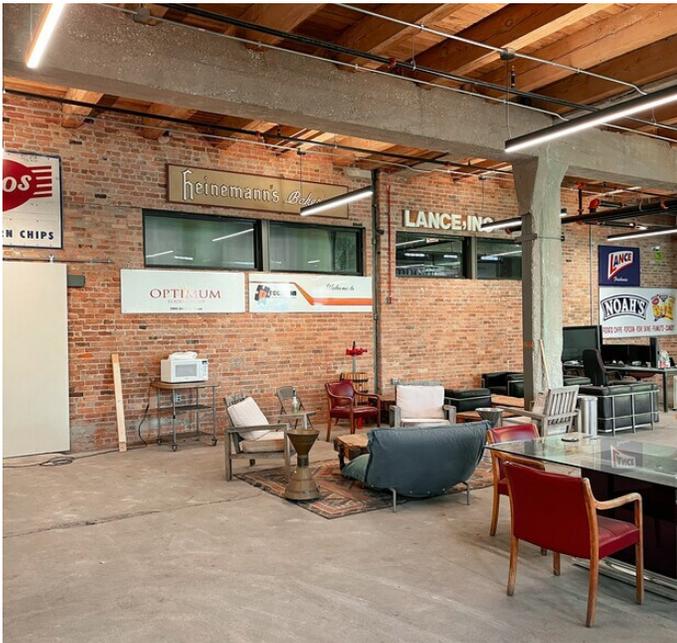
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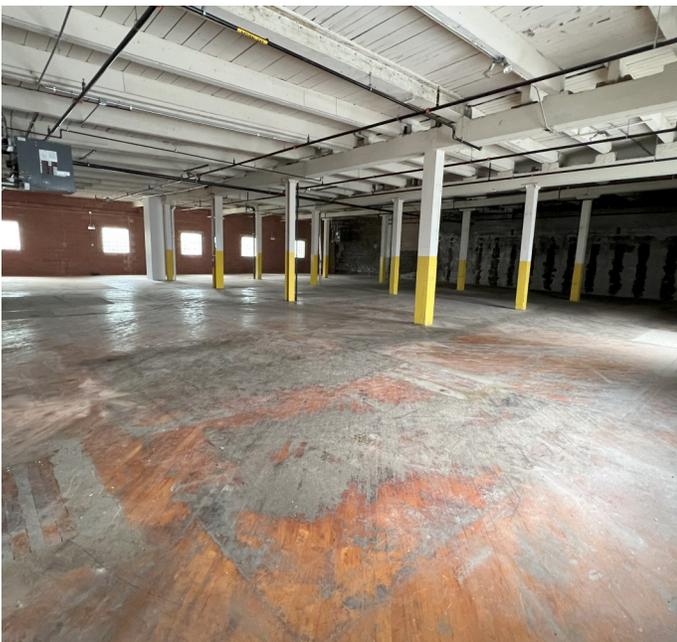


# Interior

## 1ST FLOOR



## 2ND FLOOR



### CONTACT

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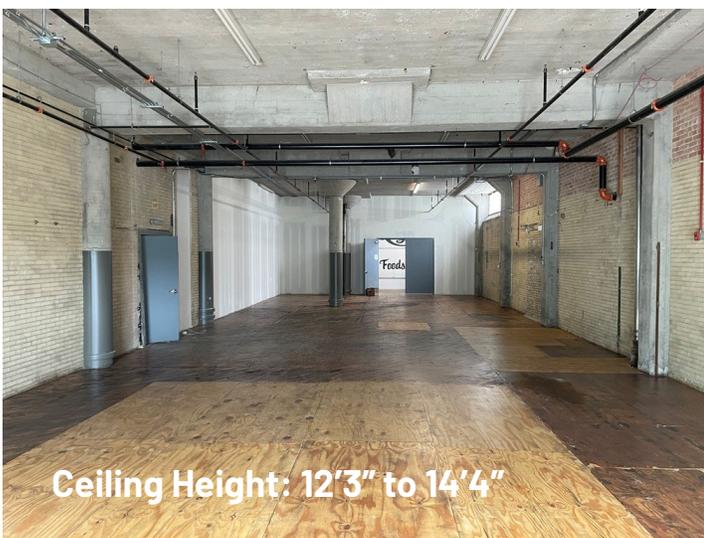
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**STRAUSS**  
REALTY, LTD.



# 1st Floor

34,532 SF Available | Ceiling Heights Range from 9'6" - 18'3"



## CONTACT

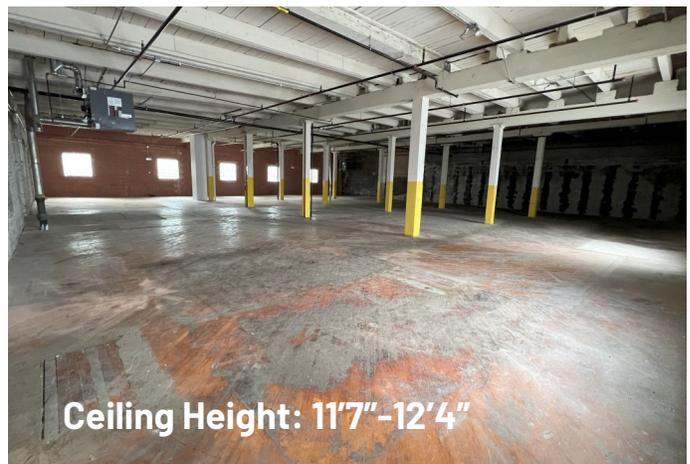
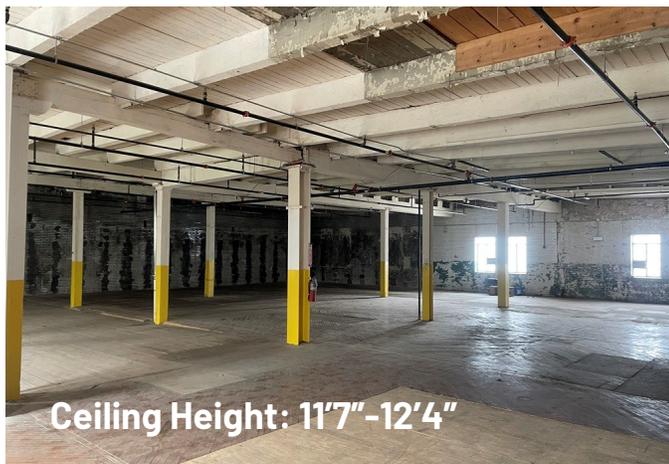
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## 2nd Floor

19,592 SF Available | Ceiling Heights Range from 8'3" - 14'2"



### CONTACT

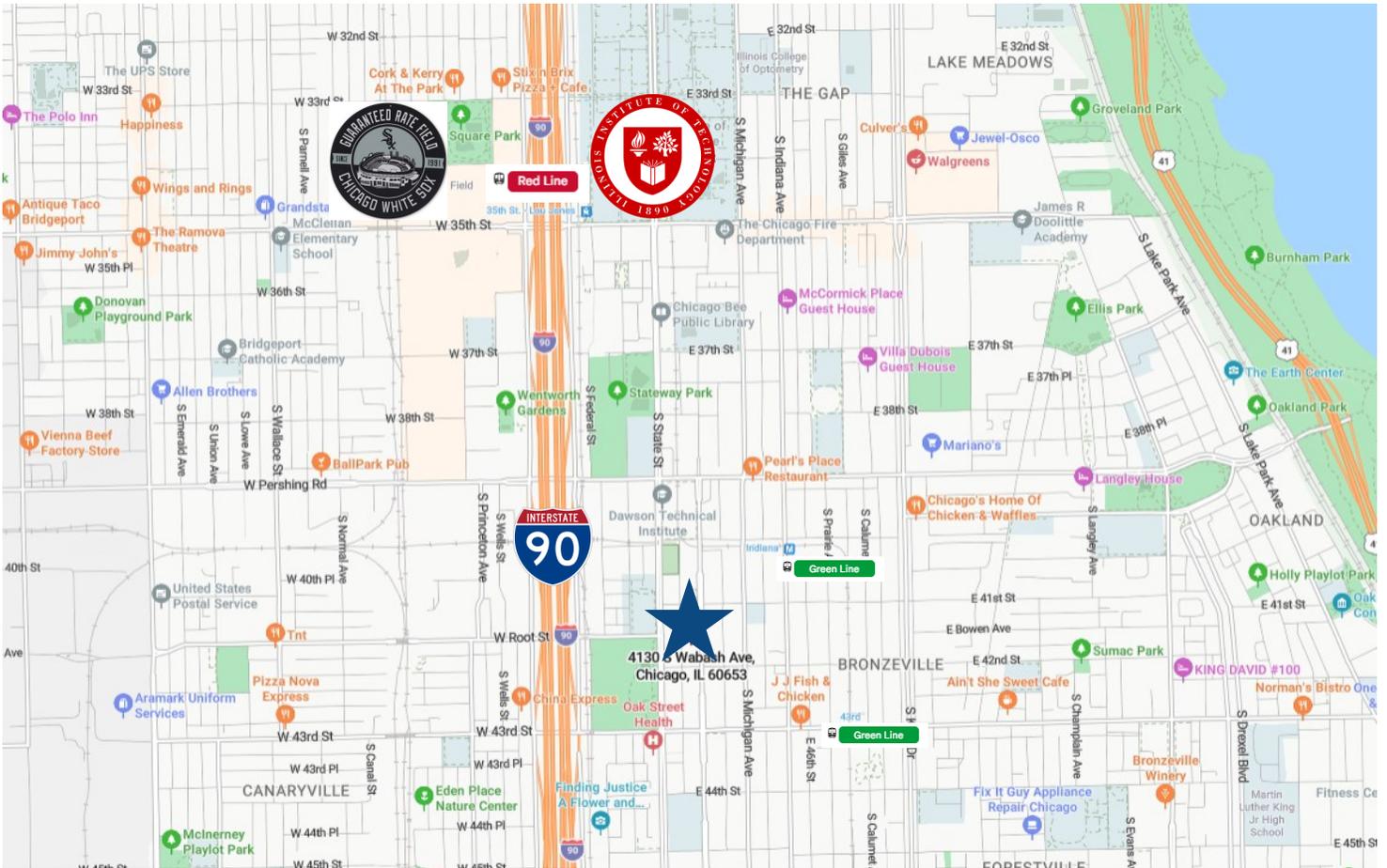
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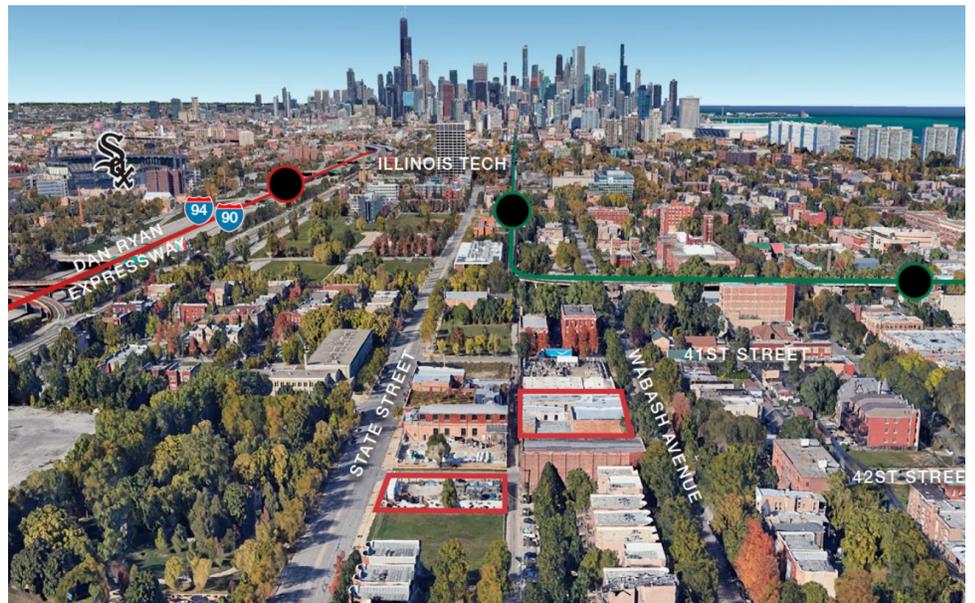
**STRAUSS**  
REALTY, LTD.

4130 S. Wabash Ave.  
Chicago, IL 60653

# LOCATION



- Immediate access to I-90 via 43rd street
- 4 minute drive to Sox Stadium
- 6 minute drive to IIT
- 8 minute walk to 43rd Street Green Line (0.4 miles)
- 22 minute walk to 35th Street Red Line (1.1 miles)
- 15 minute drive to downtown Chicago
- 23 minutes to Midway Airport (10.4 miles)
- 40 minutes to O'Hare (20.6 miles)



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