

1730-1740 W CARROLL AVE

CHICAGO, ILLINOIS



±21,500 SF AVAILABLE FOR LEASE OR SALE IN CHICAGO'S KINZIE CORRIDOR

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CBRE, Inc.

300 N LaSalle Dr

Suite 600

Chicago, IL 60654

HIGHLIGHTS



Total Building Size:	±21,500 SF
Available SF:	±21,500 SF
Office SF:	±3,500 SF (2nd Floor)
Ceiling Height:	24'8" In Warehouse 12'6" In 6,000 SF Timber Office/Service Area
Loading:	1 Interior Dock 2 Drive-In Doors
Parking:	±9 Car Parking
Power:	1200 Amps
Zoning:	PMD 4A
Taxes:	6B Eligible
Asking Lease Rate:	Subject To Offer
Asking Sale Price:	Subject To Offer

HIGHLIGHTS

Ample natural light with skylights throughout

Partial HVAC

Floor drains

2 3-ton cranes

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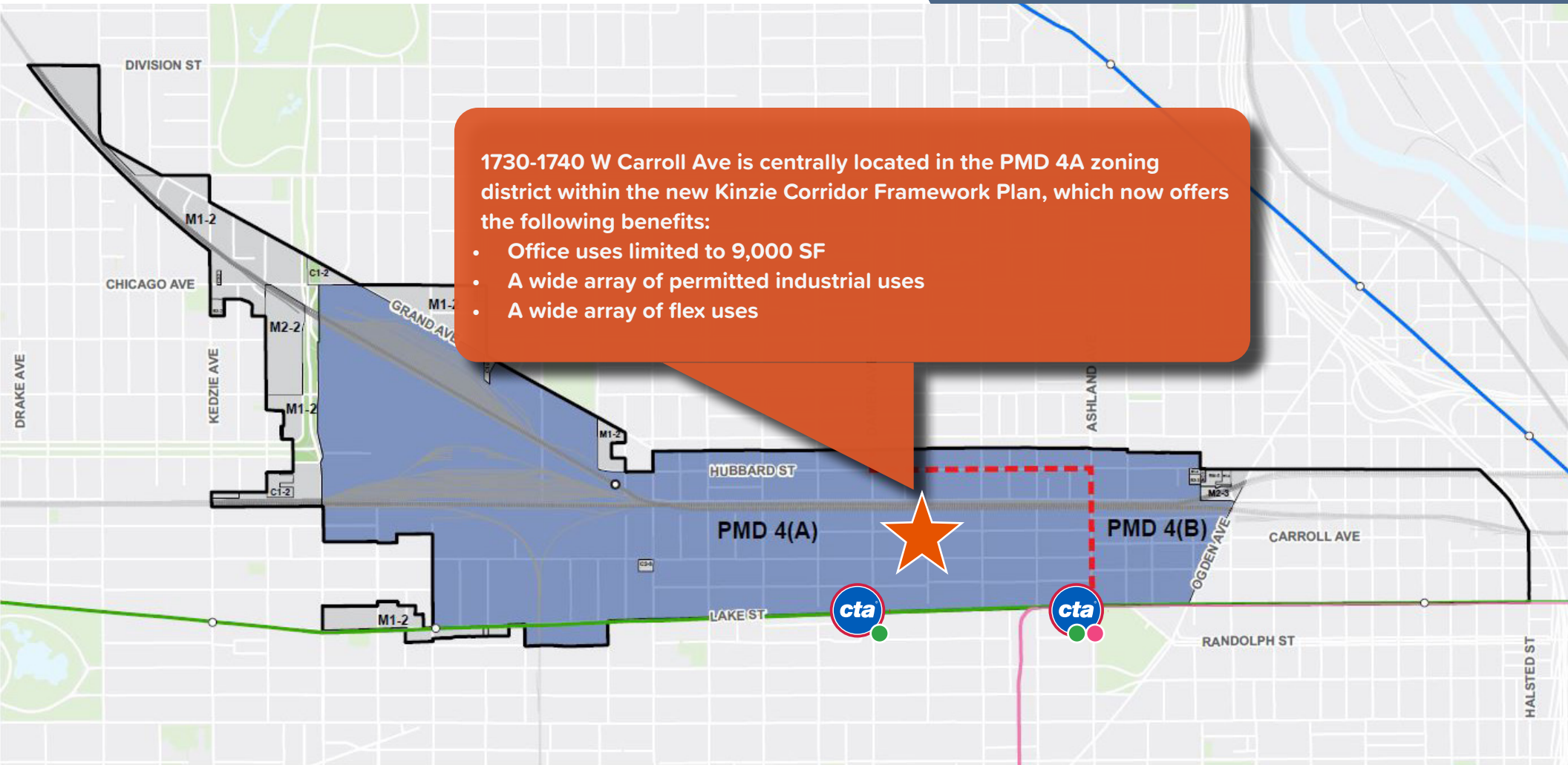
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ZONING

Kinzie Corridor Framework Plan Spurs Enhanced Potential



1730-1740 W Carroll Ave is centrally located in the PMD 4A zoning district within the new Kinzie Corridor Framework Plan, which now offers the following benefits:

- Office uses limited to 9,000 SF
- A wide array of permitted industrial uses
- A wide array of flex uses

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AERIAL VIEW



Located in Chicago's Kinzie Corridor -
Surrounded by Public Transportation
Options & Amenities

THE 1901 PROJECT: \$7B MIXED USED DEVELOPMENT ANNOUNCED
[CLICK HERE FOR MORE INFO ON THE 1901 PROJECT](#)



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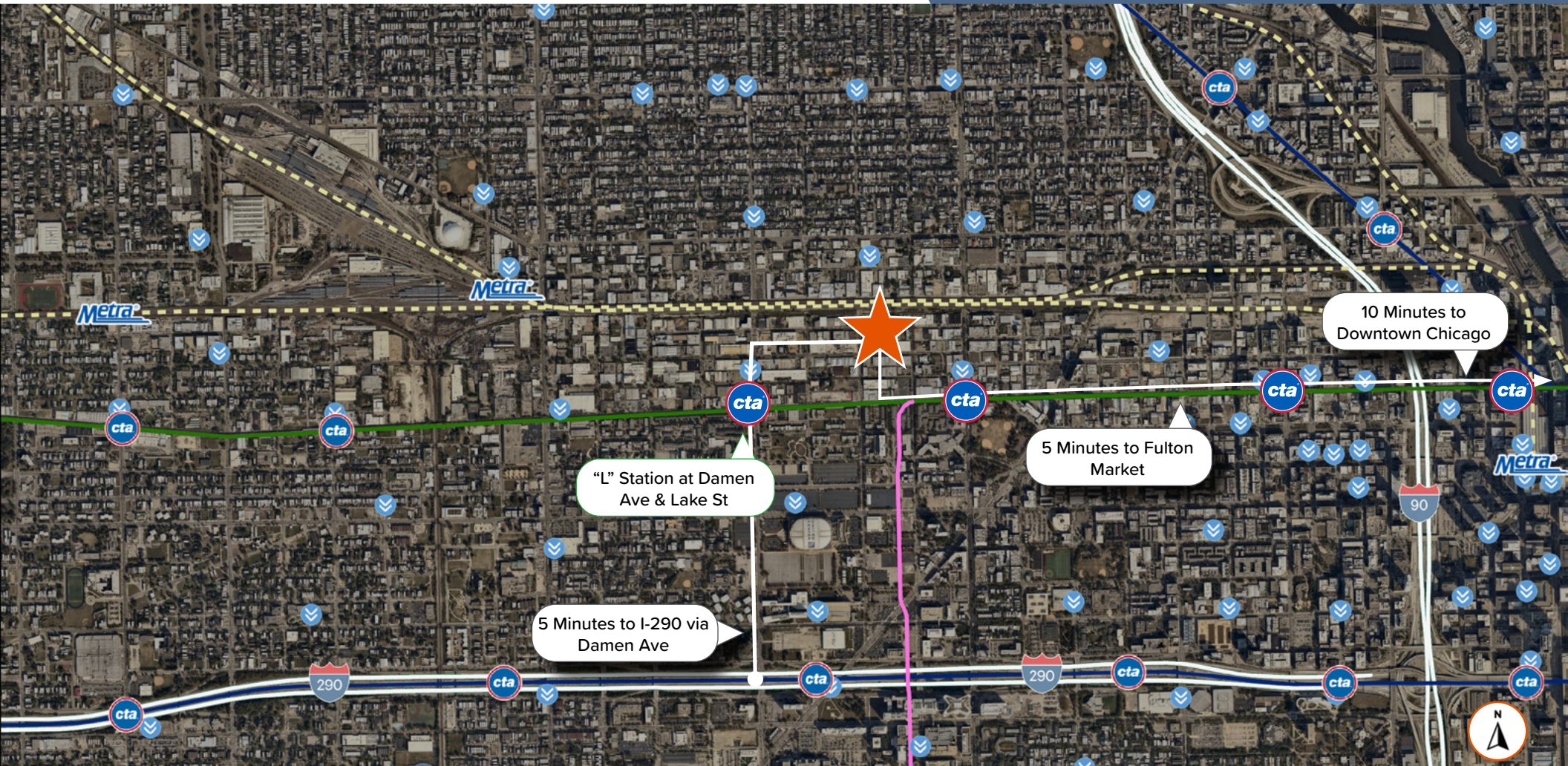
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ACCESS MAP



Immediate Access to Public Transportation & Just Minutes from Fulton Market & Downtown Chicago



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PROPERTY PHOTOS



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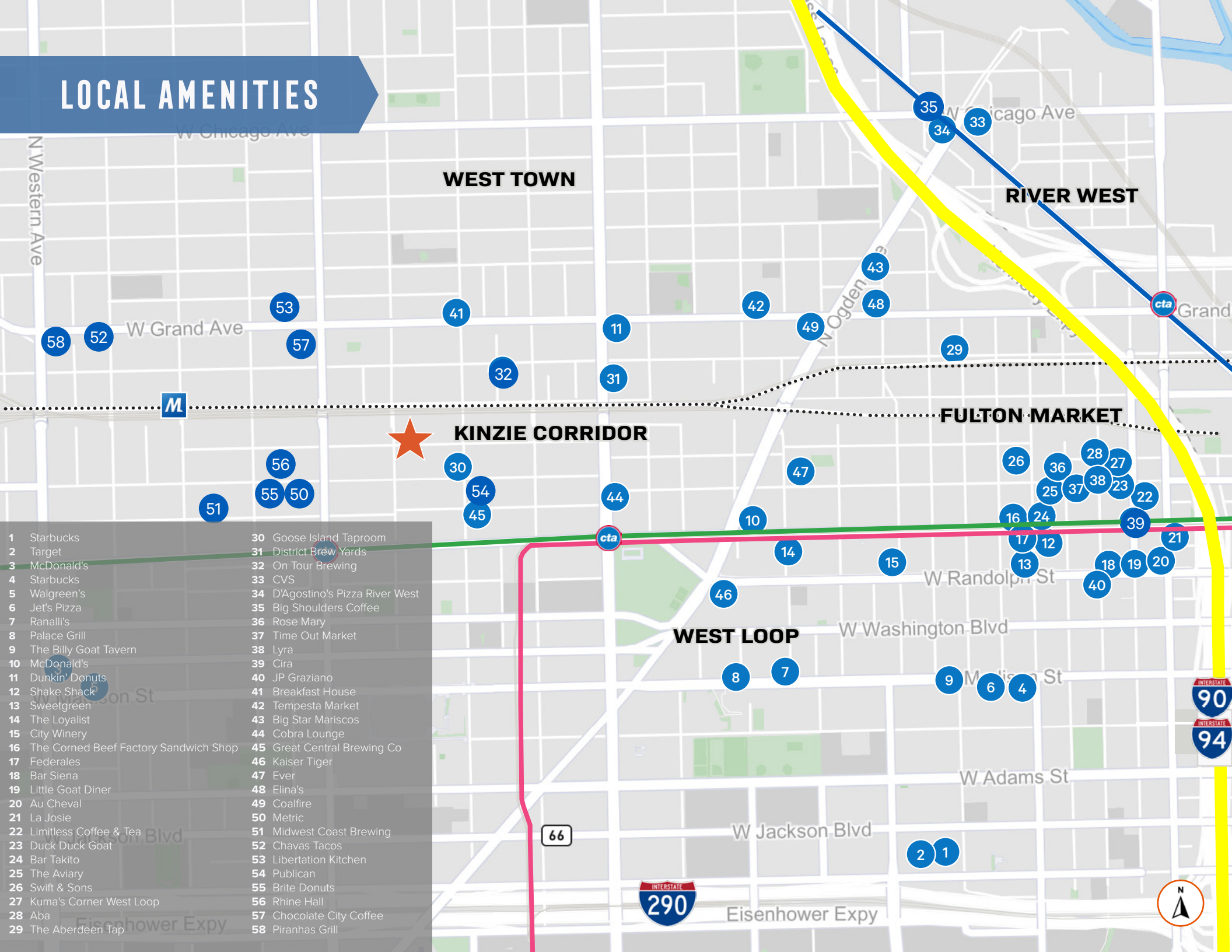
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LOCAL AMENITIES



- | | |
|--|----------------------------------|
| 1 Starbucks | 30 Goose Island Taproom |
| 2 Target | 31 District Brew Yards |
| 3 McDonald's | 32 On Tour Brewing |
| 4 Starbucks | 33 CVS |
| 5 Walgreen's | 34 D'Agostino's Pizza River West |
| 6 Jet's Pizza | 35 Big Shoulders Coffee |
| 7 Ranalli's | 36 Rose Mary |
| 8 Palace Grill | 37 Time Out Market |
| 9 The Billy Goat Tavern | 38 Lyra |
| 10 McDonald's | 39 Cira |
| 11 Dunkin' Donuts | 40 JP Graziano |
| 12 Shake Shack | 41 Breakfast House |
| 13 Sweetgreen | 42 Tempesta Market |
| 14 The Loyalist | 43 Big Star Mariscos |
| 15 City Winery | 44 Cobra Lounge |
| 16 The Corned Beef Factory Sandwich Shop | 45 Great Central Brewing Co |
| 17 Federales | 46 Kaiser Tiger |
| 18 Bar Siena | 47 Ever |
| 19 Little Goat Diner | 48 Elina's |
| 20 Au Cheval | 49 Coalfire |
| 21 La Josie | 50 Metric |
| 22 Limitless Coffee & Tea | 51 Midwest Coast Brewing |
| 23 Duck Duck Goat | 52 Chavas Tacos |
| 24 Bar Takito | 53 Liberation Kitchen |
| 25 The Aviary | 54 Publican |
| 26 Swift & Sons | 55 Brite Donuts |
| 27 Kuma's Corner West Loop | 56 Rhine Hall |
| 28 Aba | 57 Chocolate City Coffee |
| 29 The Aberdeen Tap | 58 Piranhas Grill |





FOR MORE INFORMATION PLEASE CONTACT:

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