



W Carroll Ave

SALE

For Sale — Kinzie Corridor Creative Loft + Light Industrial Property

1631-1639 W. CARROLL AVE

Chicago, IL 60612

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
BUILDING SIZE:	22,816 SF
LOT SIZE:	0.3 Acres
YEAR BUILT:	1926
RENOVATED:	2022
ZONING:	PMD-4
MARKET:	Chicago
SUBMARKET:	West Loop
APN:	17074070040000

PROPERTY OVERVIEW

Enjoy unbeatable connectivity with exceptional public transit access—just minutes from both Ogilvie and Union Station Metra hubs, plus one of Chicago's newest CTA stations. The Morgan & Lake station, with nearly 1 million annual riders, continues to draw top businesses and residents, fueling the West Loop's status as one of the city's most dynamic and highly sought-after neighborhoods. Flexible options available: divide the space to 11,408 SF or occupy the full building for maximum presence and impact.

PROPERTY HIGHLIGHTS

- Recently Renovated Space
- Timber Loft Space
- New Skylights and LED Lighting
- Freight Elevator
- Four (4) New Furnaces
- Fresh Paint Throughout the Space
- Maple Floors Repaired and Refinished
- New Roof Within the Last Five (5) Years

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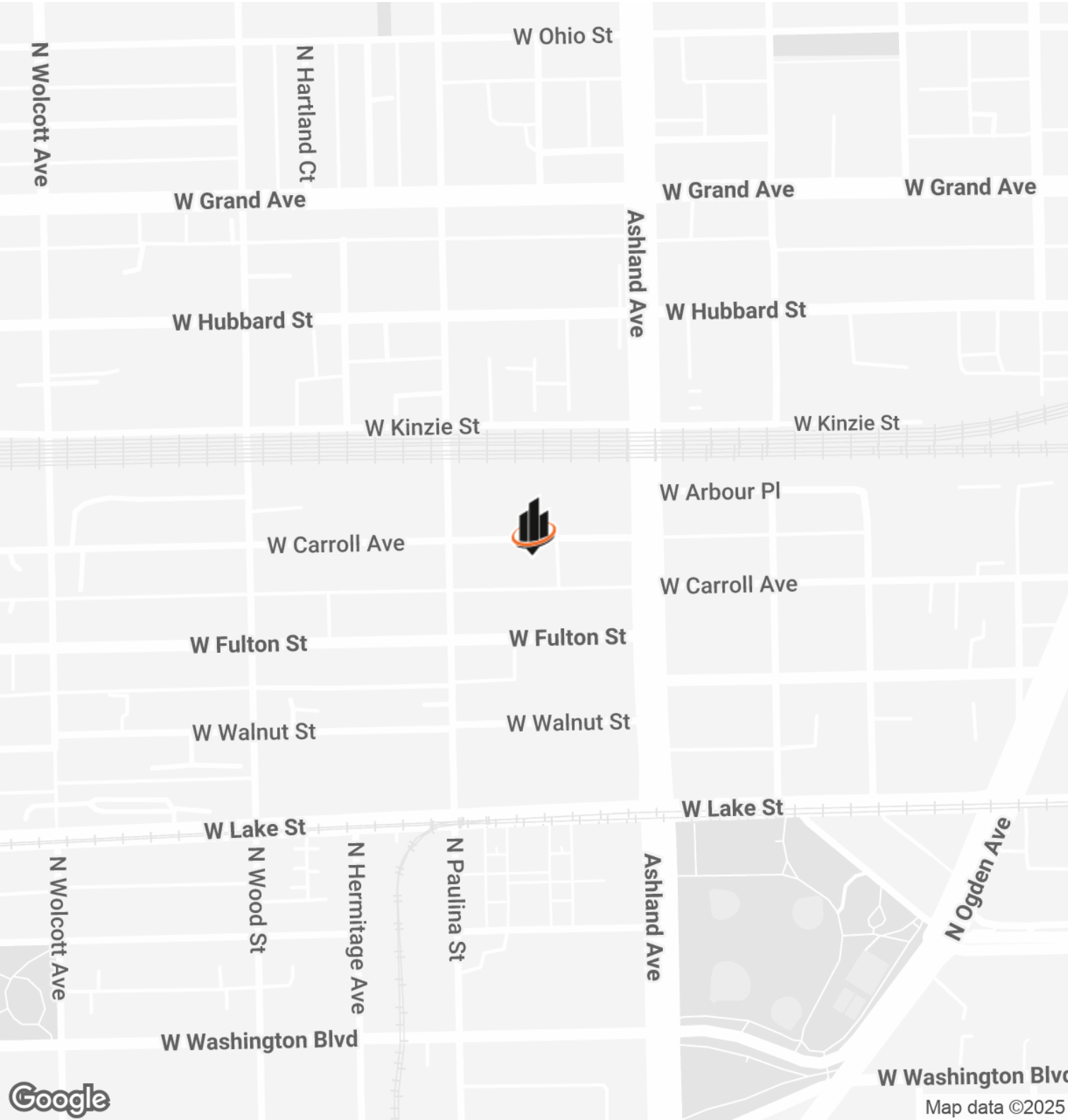
ADDITIONAL PHOTOS



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LOCATION MAP



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MEET THE TEAM



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