

900

WEST CERMAK

CHICAGO, IL 60608

Premium warehouse space in the heart of a corridor curated for success.

Building 3W
AVAILABLE

IMMEDIATE ACCESS
TO THE I-90 EXPRESSWAY

Bento

Larson





A top-of-the-line, lease-ready unit designed for optimal business efficiency and cleanliness to meet your industry's standards.

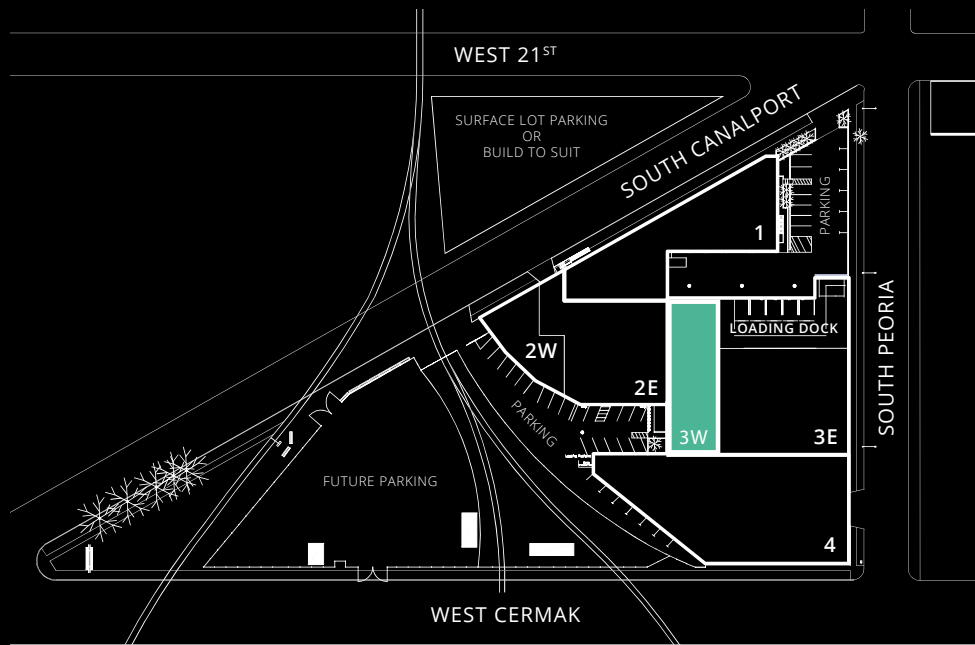
A breath of fresh air.

Building 3W overview

Availability	9,731 sf, ±1,200 sf office ±1,200 sf showroom
Clear height	20'
Loading	Access to six (6) shared interior docks
Power	600 amps, 3-phase
Parking	Four (4), fenced lot
Year built	1920 (renovated 2017)
Zoning	C3-2
County	Cook
PIN#	17-20-444-002-0000
Lease rate	\$26.00 psf modified gross

Nearby public transportation

- **CTA bus routes:** Route 21 (Cermak Road), Route 8 (Halsted), and Route 62 (Archer)
- **CTA 'L' lines:** Orange (Halsted), Red (Cermak-Chinatown), Pink (18th)
- **Metra train lines:** BNSF (Halsted)



Modern warehouse with parking



Closed-circuit camera and PA system



High ceilings in the submarket



Climate-controlled with air conditioning



Three blocks from the I-90 Expressway



Heavy power supply available



Access to docks and doors adjacent to unit



Proximity to major food manufacturers



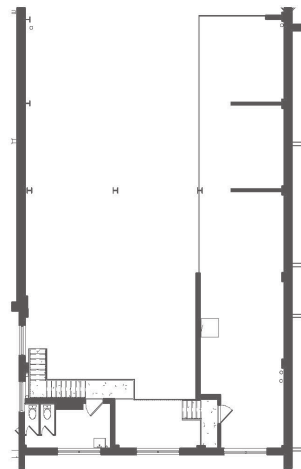
Big windows and skyline throughout



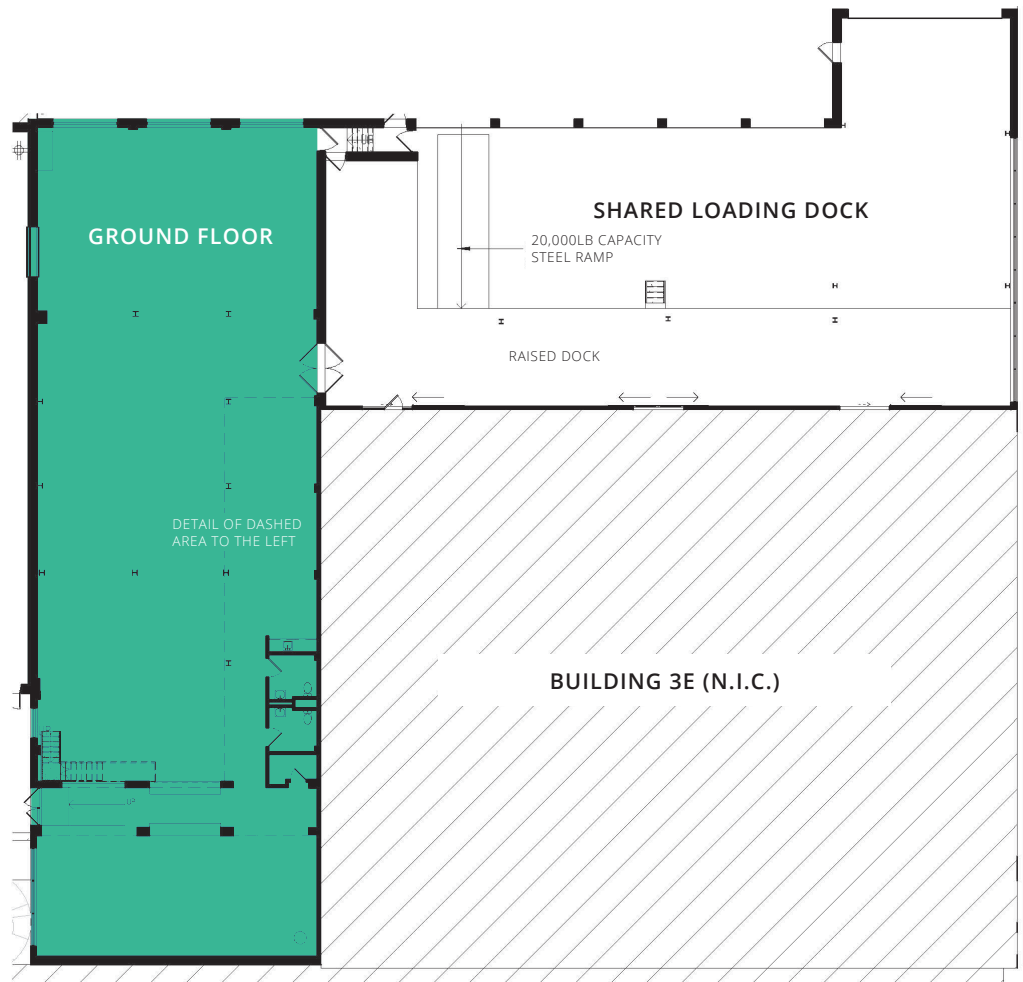
Building 3W

Available for lease at \$24.00 psf modified gross

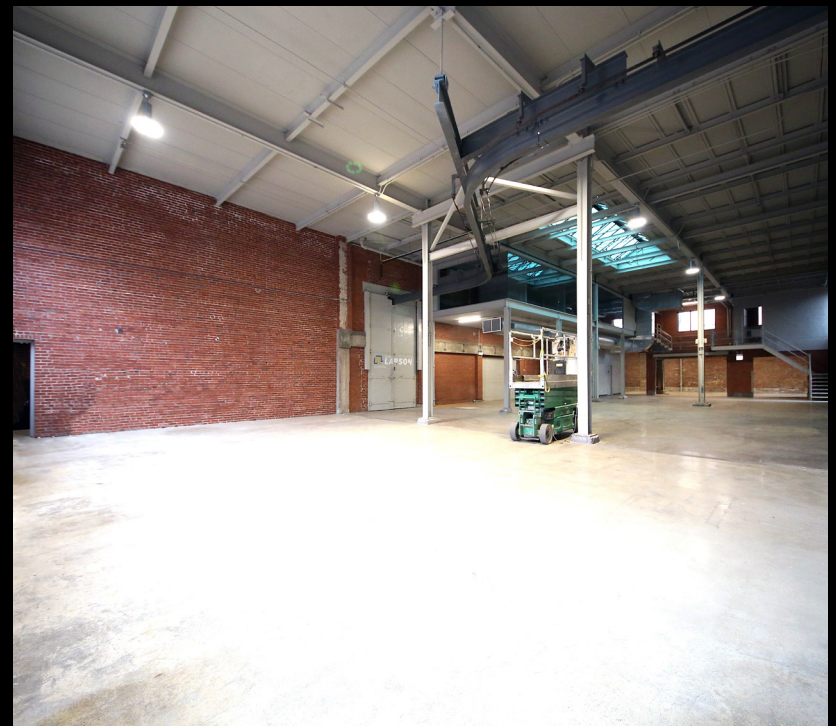
9,731 sf, $\pm 1,200$ sf office
 $\pm 1,200$ sf showroom



2ND FLOOR MEZZANINE



Building 3W



Building 3W



Nearby amenities



Walk score



92



Bike score



92



Nearby interstates

I-55/90/94/290

20+

Food manufacturers

- 01 Anthony Marano Co.
- 02 Truong Enterprises
- 03 MJ Food Supply Whol
- 04 Dalmares Produce
- 05 Sabinas Food Product

219+

Restaurants

- 01 David's Grill
- 02 Pilsen Yards
- 03 Del Toro
- 04 Steak 'n Egger
- 05 Indgo MRKTO

27+

Bars

- 01 Pleasant House Pub
- 02 Monochrome Brewing
- 03 The People's Stage Ka
- 04 Skylark
- 05 Theme House

42+

Cafes

- 01 La Malinche Coffee &
- 02 Kristoffer's Cafe & Ba
- 03 Pure Tea
- 04 Azul 18
- 05 Baskin-Robbins

19+

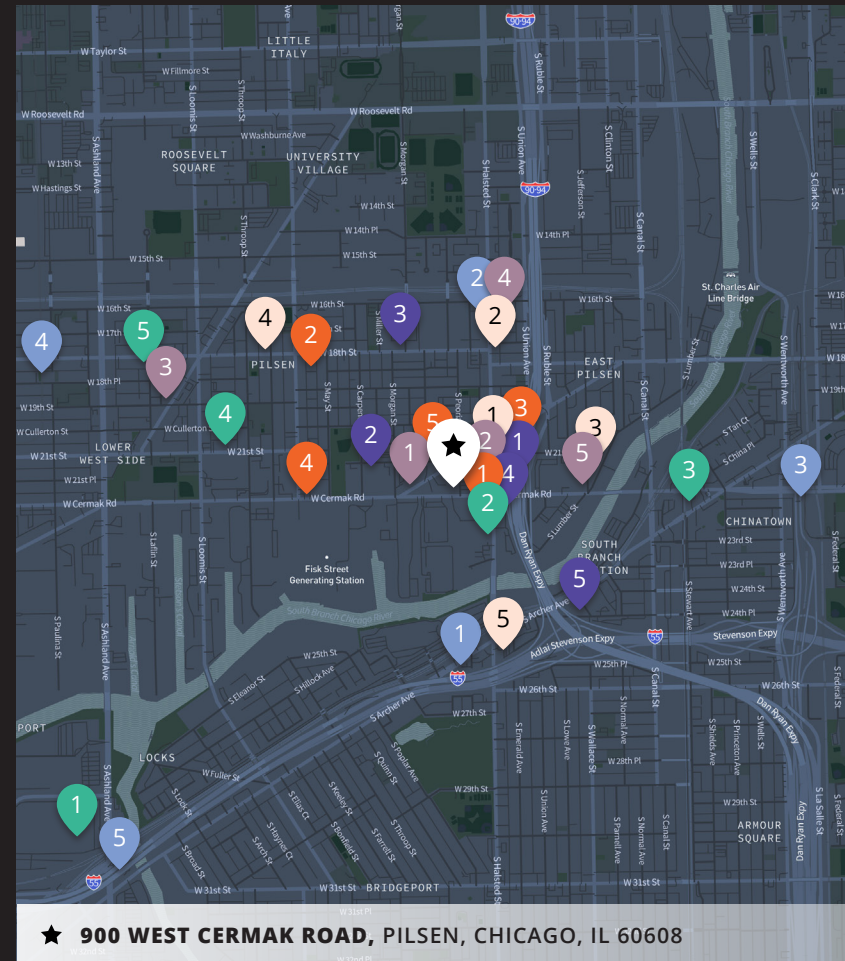
Fitness centers

- 01 EnerGym Fitness Cen
- 02 1 on 1 Health Fitness
- 03 PRO Fitness and Spor
- 04 Transformation Fitne
- 05 ChiFiit Performance

5+

Train stations

- 01 Halsted (Orange)
- 02 Halsted (BNSF)
- 03 Cermak-Chinatown (R
- 04 18th Street (Pink)
- 05 Ashland (Orange)



Visit us at
avisonyoung.com

**For more information,
get in touch.**

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