

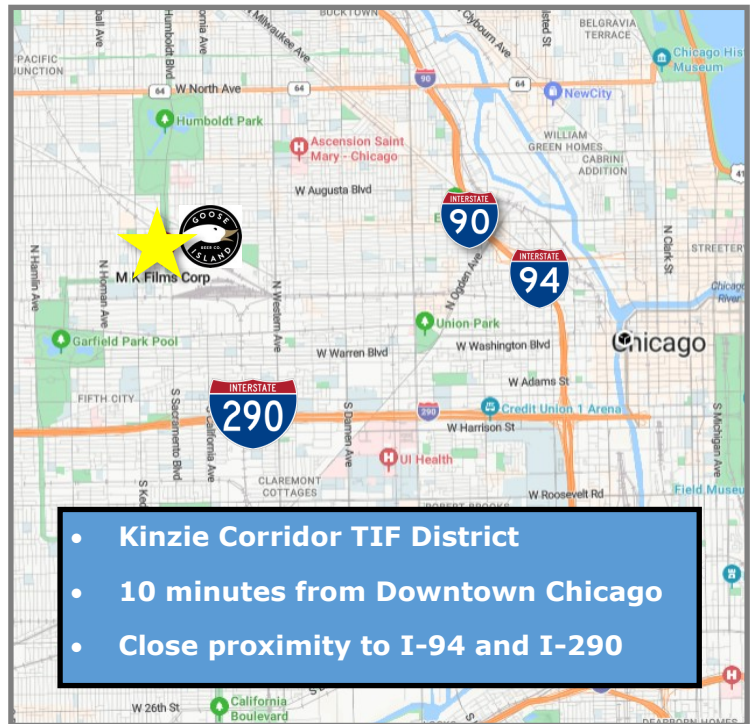
KINZIE INDUSTRIAL CORRIDOR

51,312 SF CREATIVE/INDUSTRIAL/FLEX PROPERTY FOR SALE



Must See Property for Sale! 51,312 SF industrial, creative, and flex building in Kinzie Industrial Corridor (only 10 minutes from downtown Chicago). Located at Ohio and Sacramento, directly across from Goose Island Barrel Warehouse in TIF, Enterprise, and Empowerment Zones. The property features 14' clear ceiling height, 3 exterior docks, 4 drive-in doors, and HVAC throughout most of the space. Renovated in 2017, it boasts a rooftop with stunning city skyline views. The warehouse includes partial barrel-truss construction. Portions of the building are currently leased.

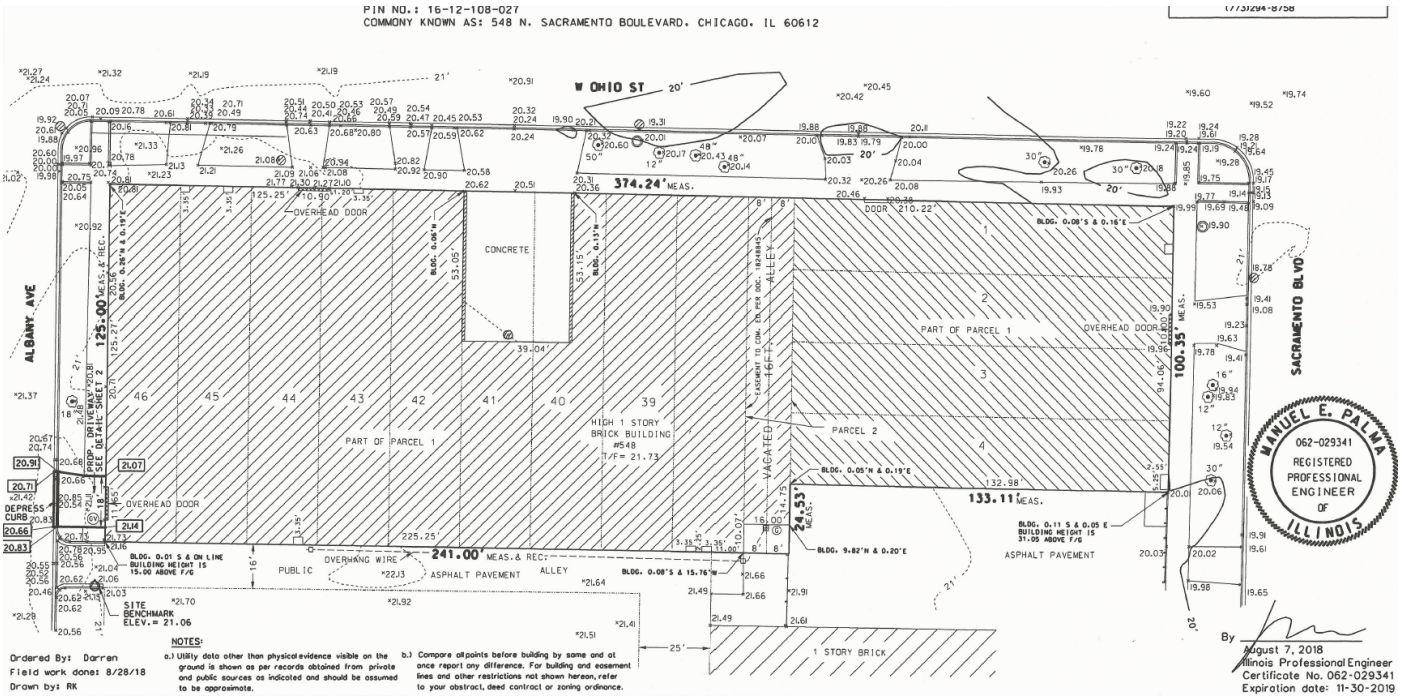
Sale Price:	\$5,500,000
Building Size:	±51,312 SF
Land Size:	±43,683 SF
Ceiling Height:	14' Clear
Docks:	2 Exterior
Drive-In Doors:	5
Sprinklers:	Wet
Power:	Ample
HVAC:	Majority of building has HVAC.
Zoning:	M1-2
Taxes (2023):	\$167,362.75
Year Built:	1946 (Renovated in 2017)
Ward:	Ward 27—Alderman Walter Burnett



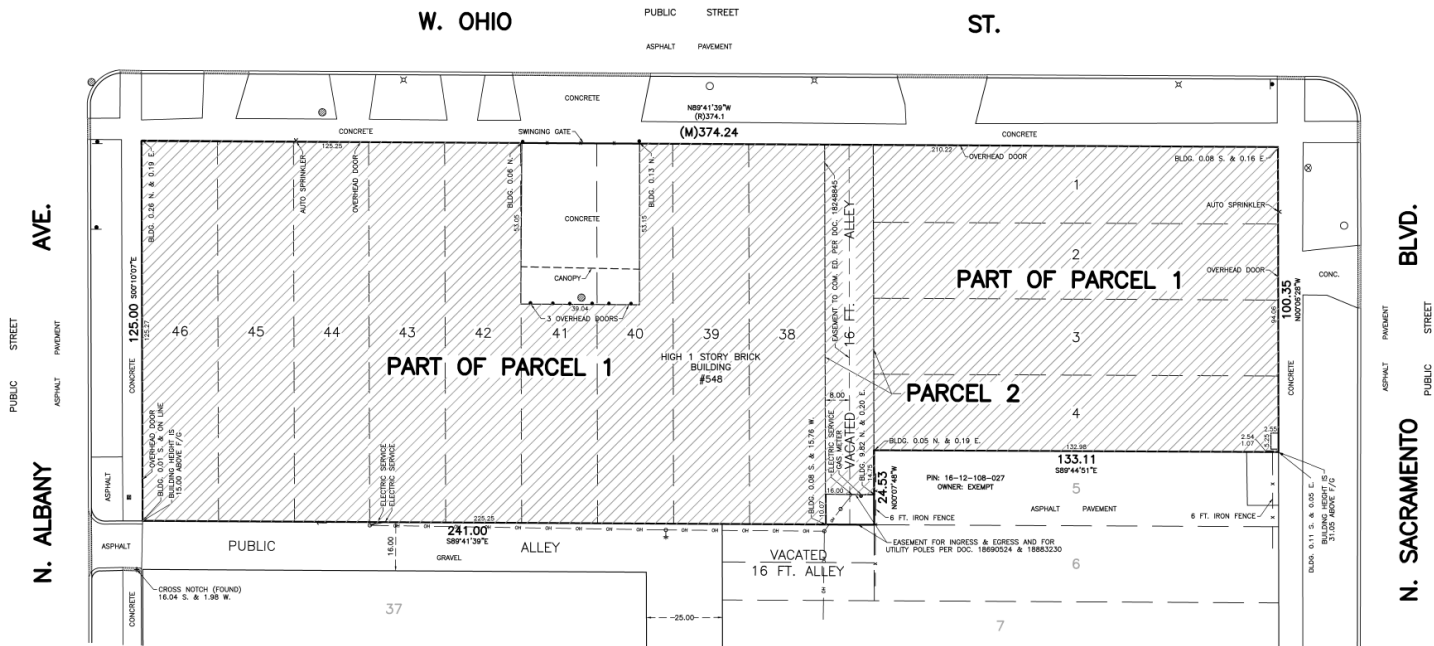
ADAM SCHNEIDERMAN, SIOR
847-826-4467
ADAM@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

Site Plan

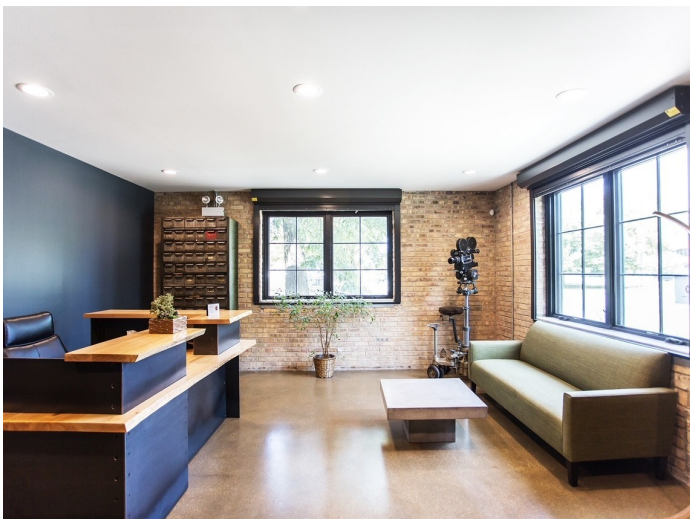


Survey



ADAM SCHNEIDERMAN, SIOR
 847-826-4467
 ADAM@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
 4220 W. MONTROSE AVENUE
 CHICAGO, ILLINOIS 60641
 PHONE: 773-736-3600



ADAM SCHNEIDERMAN, SIOR
847-826-4467
ADAM@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

KINZIE INDUSTRIAL CORRIDOR

51,312 SF CREATIVE/INDUSTRIAL/FLEX PROPERTY FOR SALE



ADAM SCHNEIDERMAN, SIOR
847-826-4467
ADAM@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600