



FOR SALE | INDUSTRIAL | FLEX CONCRETE LOFT BUILDING  
49,000 SF FULLY-LEASED INVESTMENT PROPERTY

**1900 W. KINZIE**

CHICAGO, IL

# 1900 W. KINZIE CHICAGO, IL



## PROPERTY HIGHLIGHTS

### PROPERTY OVERVIEW

This 49,000 square foot, concrete, geothermal flex building has wide open spaces, large windows, terrazzo floors, high ceilings, lots of natural light, passenger elevator and parking for 43 cars. Currently fully leased.

### PUBLIC TRANSPORTATION

- 0.4 miles to new CTA Green Line train stop at Damen & Lake, scheduled to open in 2024
- 0.7 miles to CTA Pink & Green Line train stop at Ashland & Lake
- 0.8 miles to Western Avenue Metra Station (North Central Service, Milwaukee District North Line, Milwaukee District West Line)

### PROPERTY HIGHLIGHTS

350 lb./SF rated reinforced concrete floors

14' Ceiling Height

Wide open spaces

Abundant light

Geothermal HVAC

3000 lb. capacity freight elevator

Non-Sprinklered, Fireproof Concrete Building

Exterior Recessed Dock

### OFFERING SUMMARY

Sale Price: \$7,500,000

In-Place Income: 9% Cap Rate

HVAC: Geothermal

Elevator: 1 Freight, 1 Passenger

NOI: \$703,000

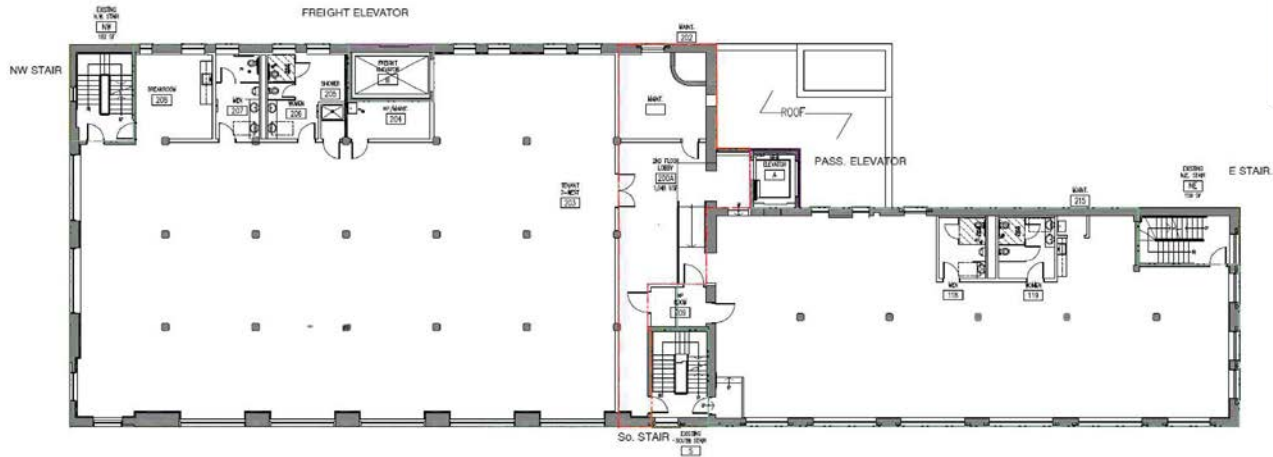
Taxes: \$154,548 (2024)

Walt: 5-Years

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## FLOOR PLAN

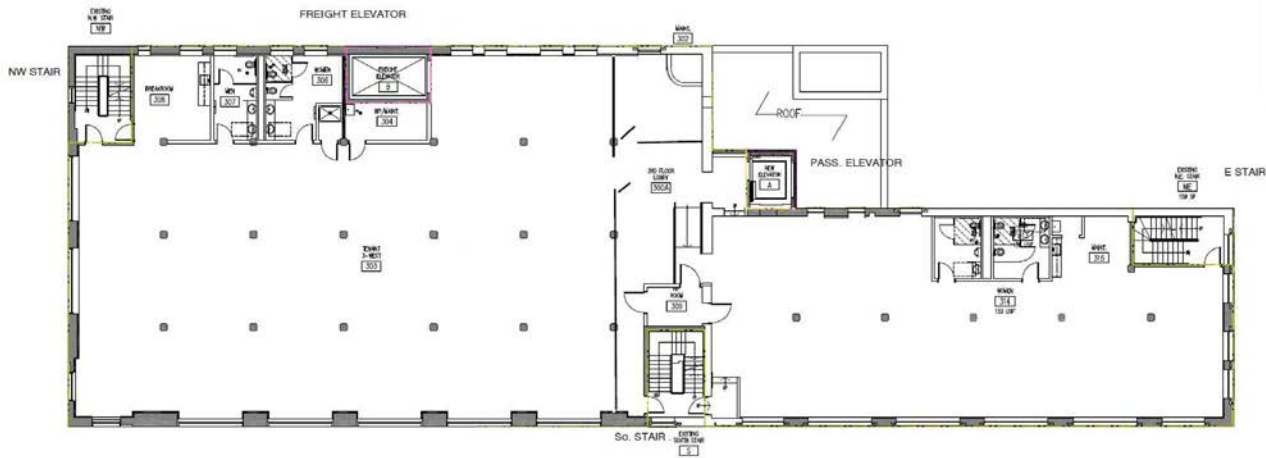
### SECOND FLOOR



# 1900 W. KINZIE CHICAGO, IL

## FLOOR PLAN

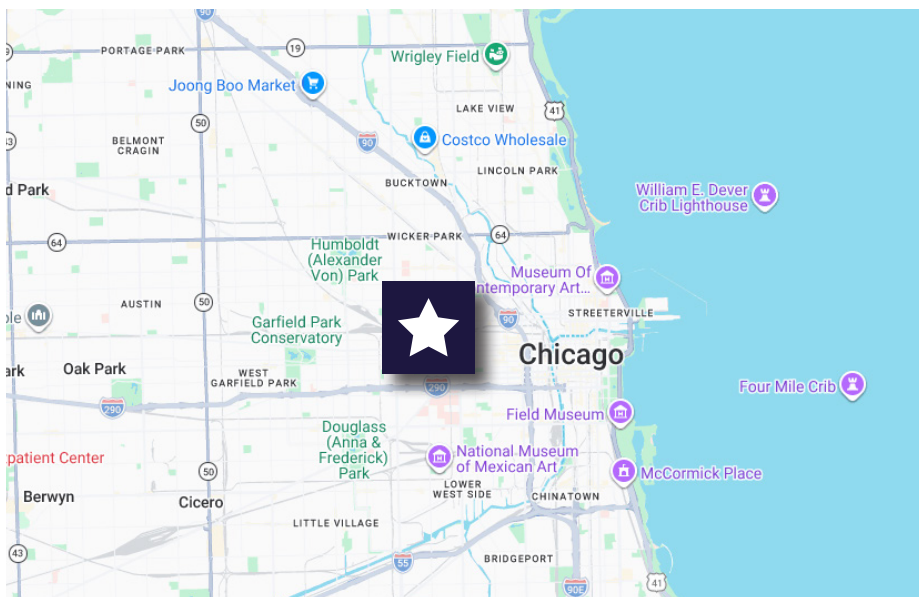
### THIRD FLOOR



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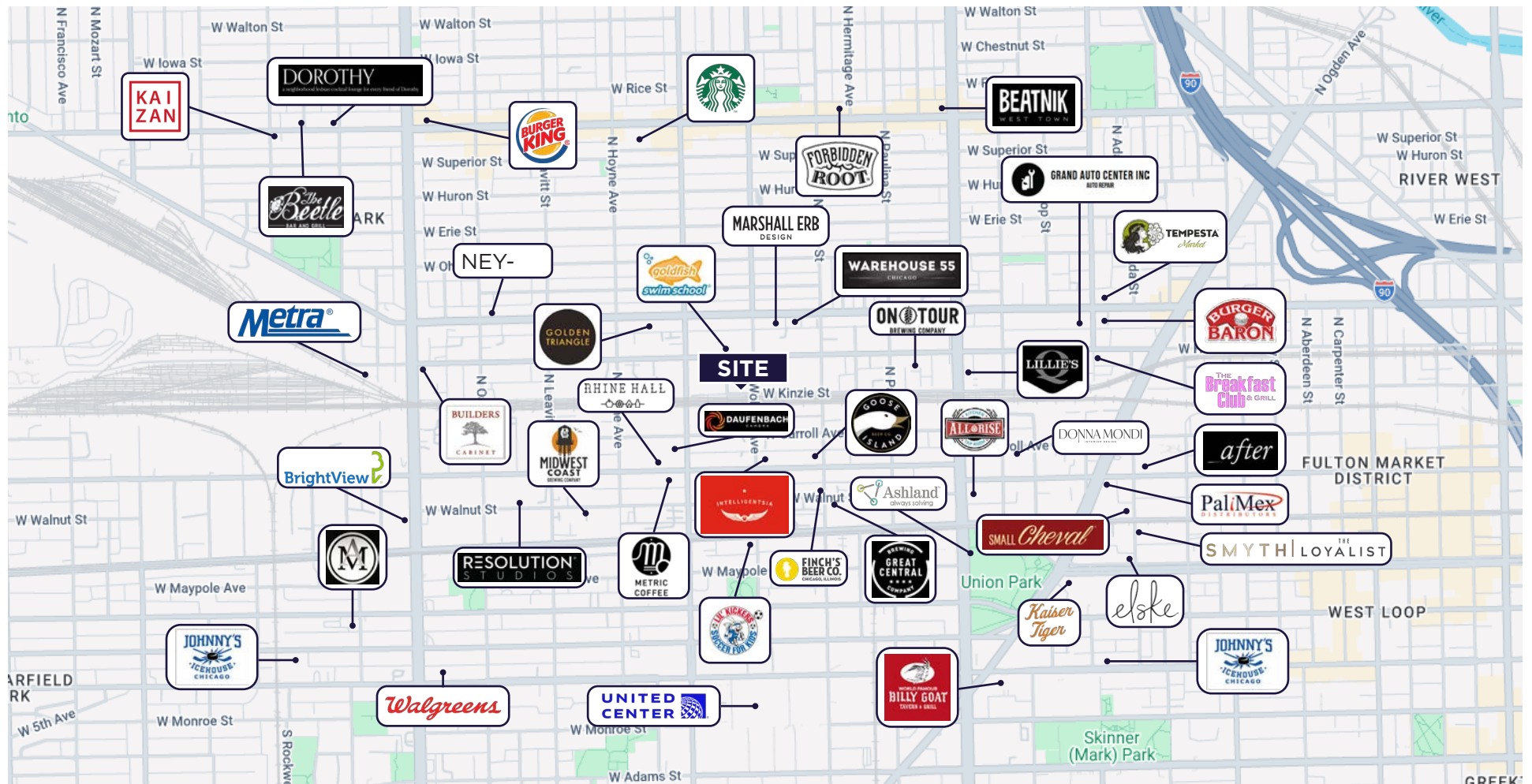


## SITE MAP



# 1900 W. KINZIE CHICAGO, IL

## AMENITIES MAP





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