

FOR SALE

4-STORY HEAVY TIMBER LOFT BUILDING & WAREHOUSE

2318-26 S. INDIANA AVENUE | CHICAGO, IL



Total Building Area:	± 47,621 SF
1ST Floor:	± 23,621 SF
2ND Floor:	± 8,000 SF
3RD Floor:	± 8,000 SF
4TH Floor:	± 8,000 SF
Total Land Area:	± 23,850 SF
Office:	± 13,000 SF
Loading:	8 Interior Recessed Docks 1 Drive-in Door
Clear Heights:	1 ST Floor: 12' & 18'11" 2 ND Floor: 9' 3 RD Floor: 9' 4 TH Floor: 12'
Column Spacing:	Clear Span No Structural Columns
Construction:	Masonry & Heavy Timber Concrete, Steel Frame
Years Built:	1915 & 1970
Zoning:	DS-5 Downtown Service District
Floor Area Ratio (FAR):	5.0
Total Buildable Area:	± 119,250 SF
Alderman:	Pat Dowell 3 RD Ward
PIN(s):	17-27-110-018-0000; 17-27-110-019-0000; 17-27-110-020-0000; 17-27-110-021-0000
RE Taxes:	\$49,862 = \$1.05 PSF
Sale Price:	Subject to Offer



Located in a Federal Opportunity Zone



Directly Across the Street from
McCormick Place Convention Center



6-Minute Walk to Green Line CTA Stop



3-Minute Walk to
CTA Bus Stop on Michigan Avenue



5-Minute Walk to
CTA bus stop on Cermak Road



5-Minute Drive to
Soldier Field and Museum Campus



10-Minute Drive to
Central Business District



3-Minute Drive to I-55 Expressway



5-Minute Drive to I-90/94 Expressway



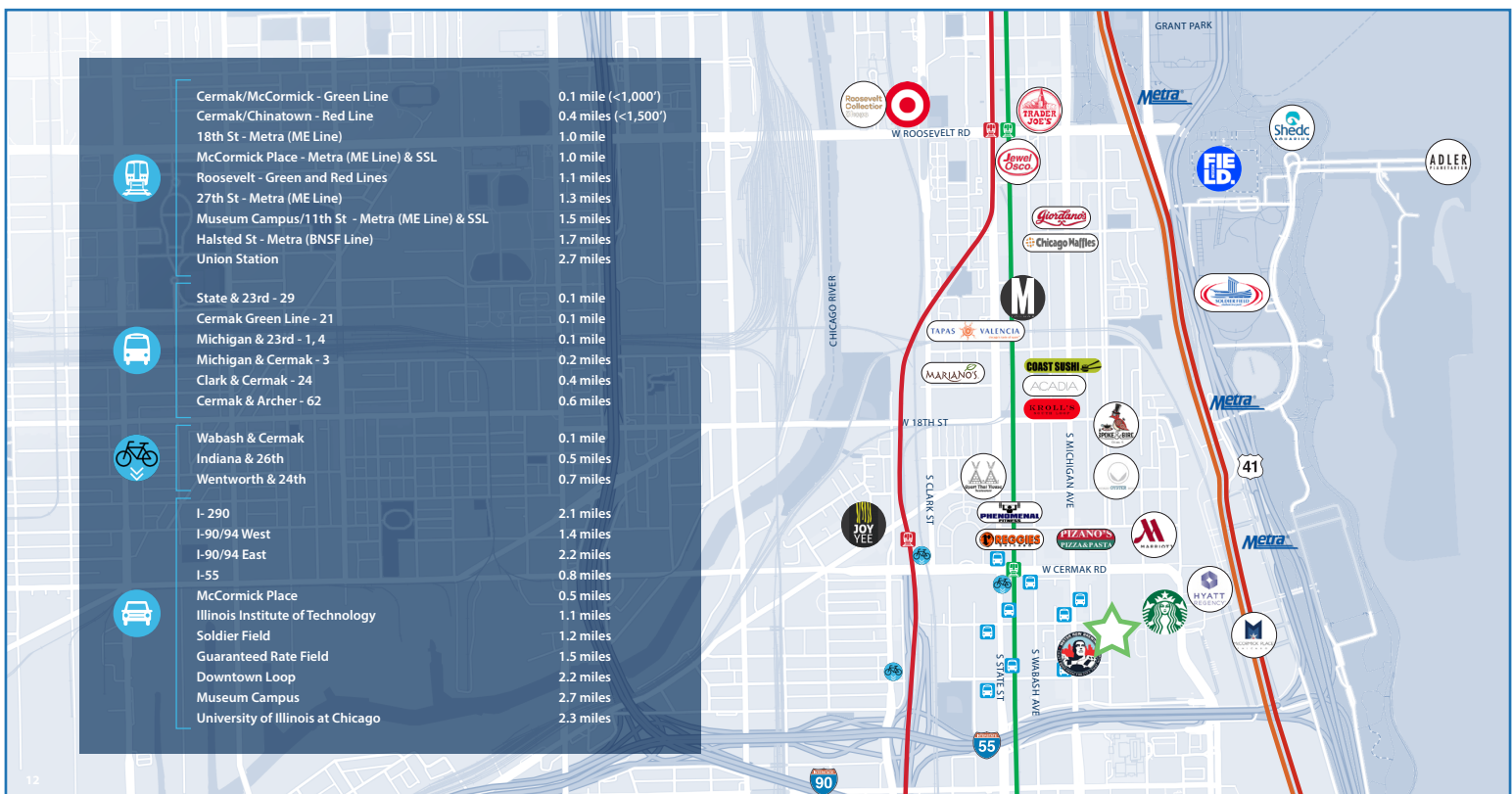
11-Minute Drive to I-290 Expressway



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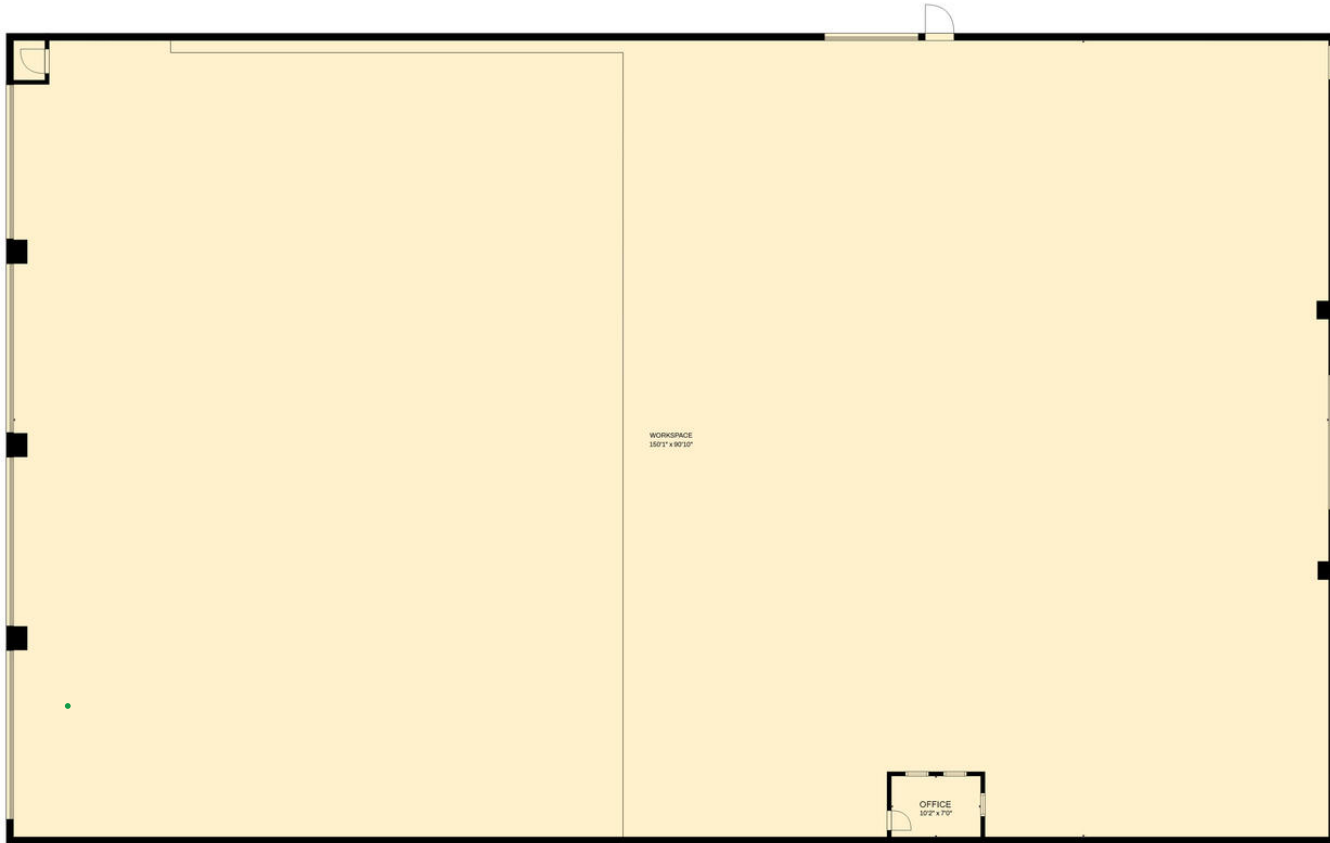
SURROUNDED BY GROWTH



FOR SALE 2318-26 S. INDIANA AVE. | CHICAGO, IL



2318-22 S. INDIANA AVE.



Cawley Commercial Real Estate
(630) 810-0300
Two Mid America Plaza, Suite 850
Oakbrook Terrace, IL 60181

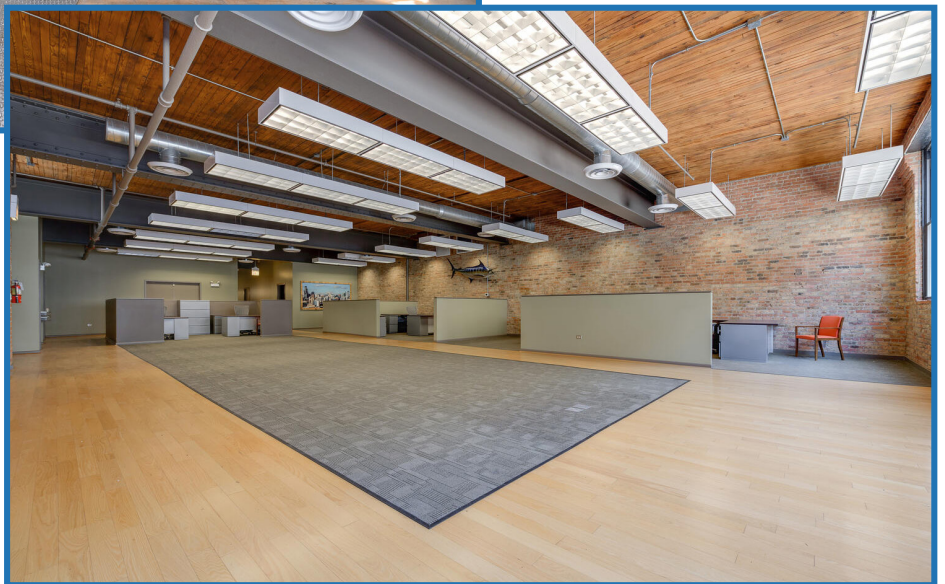
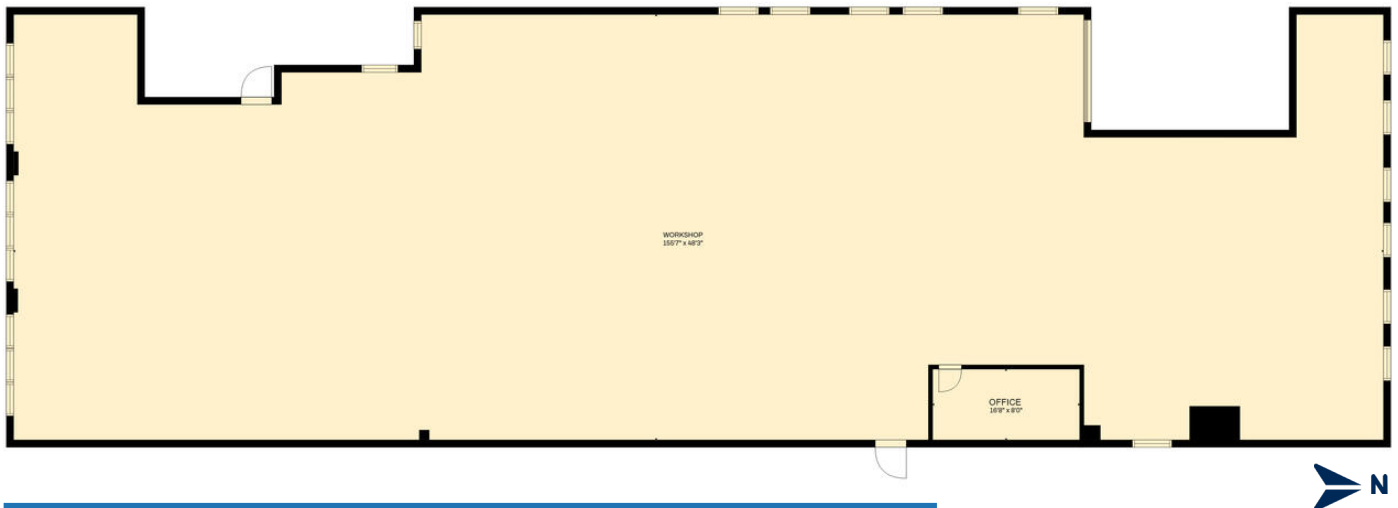
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2326 S. INDIANA AVE.



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