

FLEX / INDUSTRIAL BUILDING FOR LEASE

315 N. Oakley Boulevard

KINZIE CORRIDOR // CHICAGO, IL 60612



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315 N. Oakley Boulevard

Baum Realty Group, LLC has been exclusively retained to market for lease **315 N. Oakley Boulevard** (the "Property"), an existing single-story, masonry, concrete, and steel building with 47,067 rentable square feet above grade, conveniently located in Chicago's Kinzie Corridor.

The Property offers the potential for single or multi-tenant use with new ownership and extensive capital improvements, the site includes an adjacent parking lot / outdoor storage and interior recessed loading docks in a rapidly emerging neighborhood, less than a mile to the 1901 Project at the United Center.

Available for Occupancy : Q2 2026

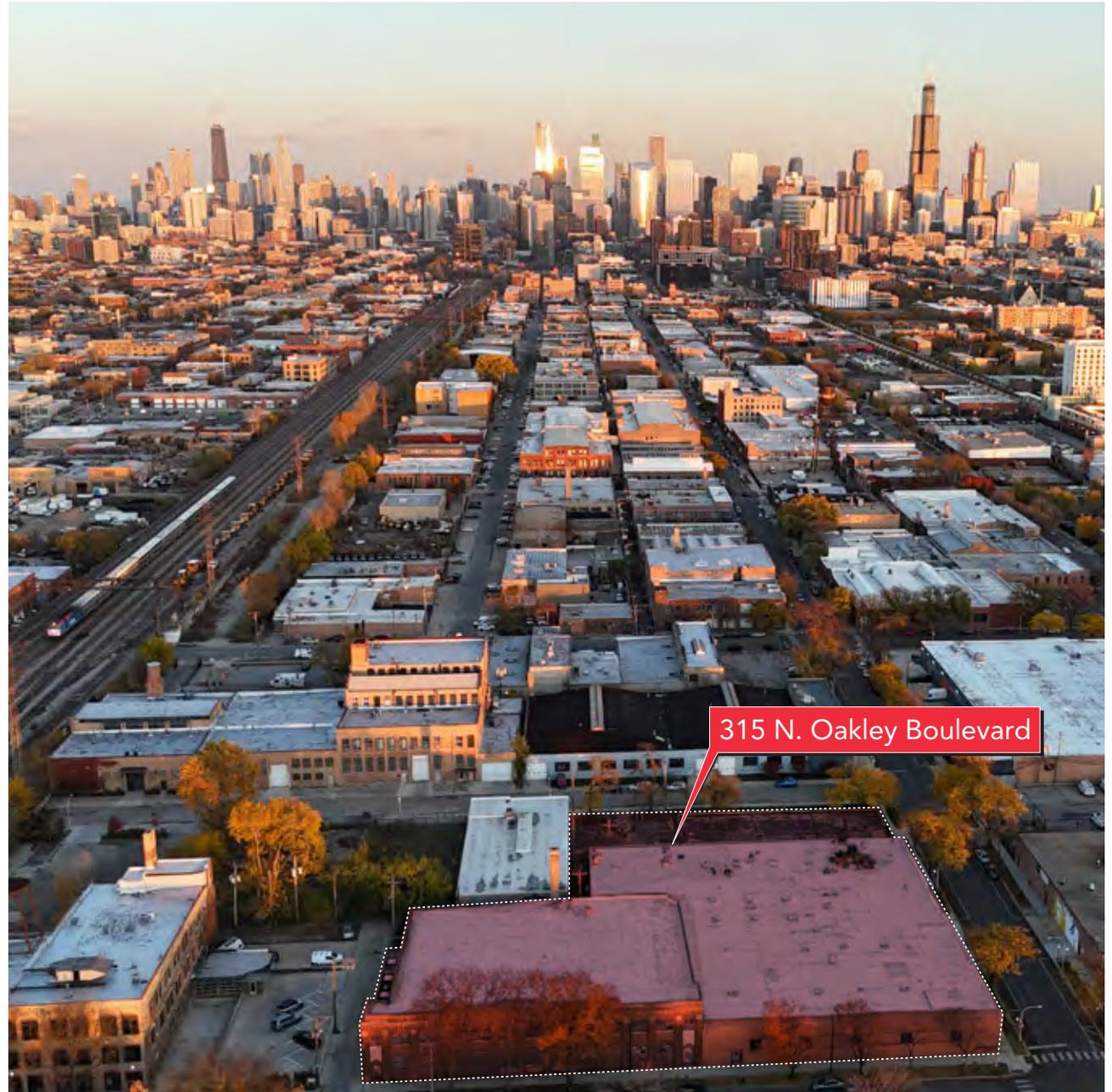
Lease Rate: Subject to Offer / Negotiable

LOCATION HIGHLIGHTS

- + Prime **Kinzie Corridor location**, walking distance to Goose Island Taproom and minutes to Fulton Market's dining, nightlife, and entertainment
- + Surrounded by **major development momentum** in Fulton Market, West Loop, River West, and the \$7B "1901 Project" at the United Center
- + **Exceptional transportation access and commuter convenience** with a 9.73/10 Transit Score and direct proximity to Chicago's urban core

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NEW CAPITAL IMPROVEMENTS

- + ±15,000 SF fenced, secured, and lit parking lot
 - » 36 Parking Spaces
 - » Newly paved and secured with rolling gate
- + New TPO Roof
- + Updated interior concrete floors
- + Tuckpointed and painted interior & exterior masonry walls
- + Updated truss mounted heaters
- + New overhead doors
 - » Three (3) new dock levelers on interior recessed receiving area
- + New industrial grade storm windows
- + New electrical & plumbing service
- + New interior sprinkler and fire pump systems
- + LED lighting in warehouse

LOCATION & INCENTIVES

Community Area:	West Town
Submarket:	Kinzie Corridor
Ward:	27th
Alderman:	Ald. Walter Redmond Burnett



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PROPERTY INFORMATION

Property Address:	315 N Oakley Boulevard, Chicago, IL 60612
Total Lot Area:	65,098 SF
Frontage:	289' on N. Oakley Boulevard 187' on W. Fulton Street 199' on N. Bell Avenue
Building Footprint:	47,067 SF
Parking:	36 Lined Spots
Total Number of Stories:	One (1)
Renovated / Occupancy:	2025 / Q2 2026
Building Construction:	Masonry, Concrete, Steel, & Wood Truss
Loading:	Three (3) Internal Recessed Loading Docks [58' 1" Dock to Door] One (1) 14' Drive in Door [At Grade] Option for One (1) Additional 12' Drive in Door [At Grade]
Column Spacing:	North: 18' 1" E/W x 70' N/S West: 40' 3" E/W x 19' N/S East: Clear Span
Clear Heights (Floor To Ceiling):	North: 23' 9" (Peak) West: 17' 6" East: 17' 6"
Clear Heights (Bottom of Beams):	North: 12' 10", West: 15' 6", East: 15' 6"
Power:	1200A
Zoning:	PMD 4A
Real Estate Taxes:	\$4.35 PSF



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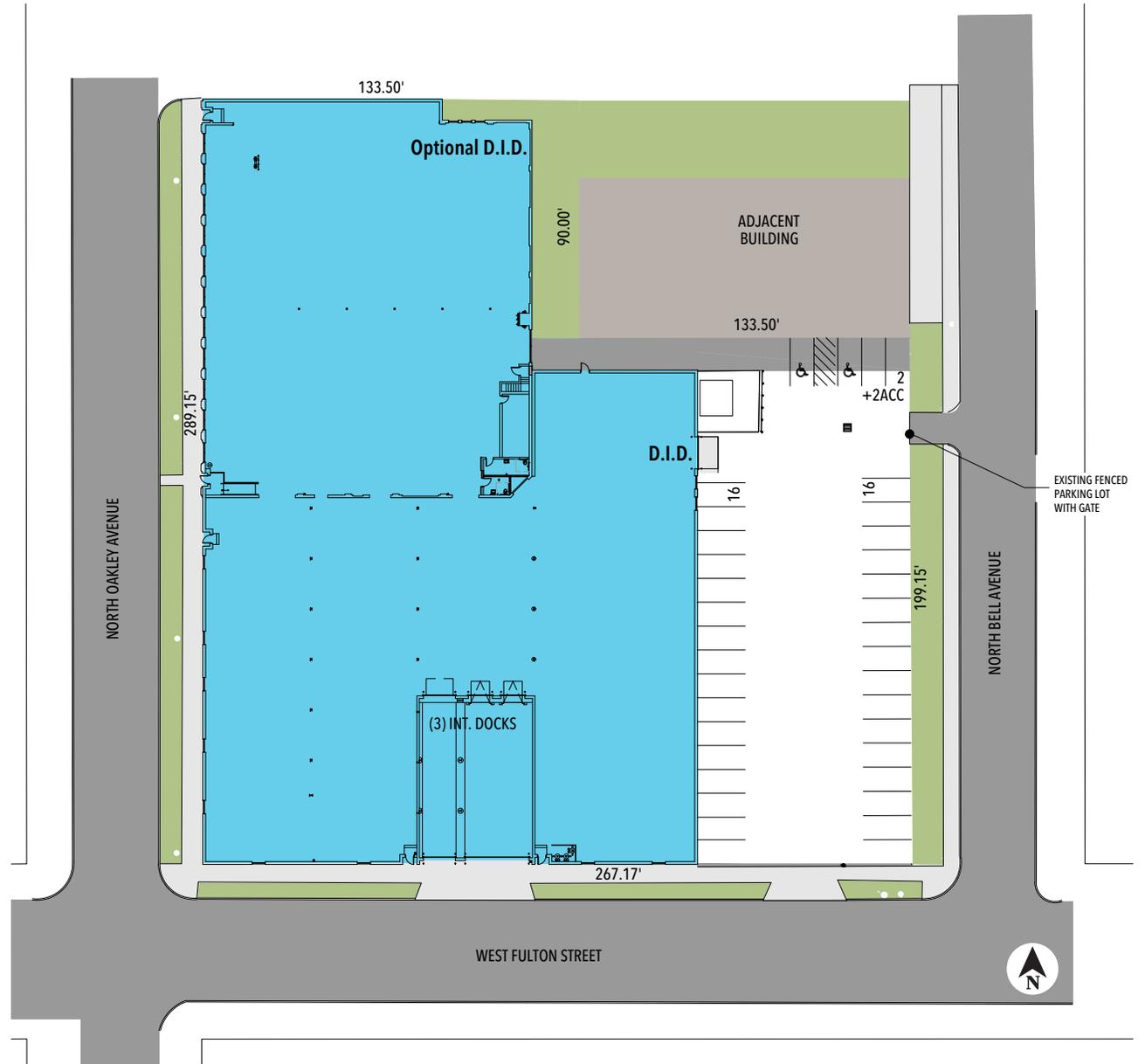
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SINGLE TENANT SITE PLAN

Single Tenant	
Size:	47,067 SF
Office:	Built To Suit
Clear Heights:	North: 12' 10" West: 15' 6" East: 15' 6"
Loading Capabilities:	Three (3) Interior Recessed Loading Docks [58' 1" Dock to Door]
	One (1) with Option for Two (2) Drive in Doors [At Grade]
Parking:	36 Lined Spots



Interior Rendering (Conceptual - AI Generated)



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TWO TENANT SITE PLAN

West	
Size:	34,452 SF
Office:	Built To Suit
Clear Heights:	North: 12' 10" West: 15' 6"
Exclusive Loading Capabilities:	Two (2) Interior Recessed Loading Docks [58' 1" Dock to Door] Option for One (1) Drive in Door [At Grade]
Parking:	26 Lined Spots

East	
Size:	12,615 SF
Office:	Built To Suit
Clear Heights:	15' 6"
Column Width:	Clear Span
Exclusive Loading Capabilities:	One (1) Interior Recessed Loading Dock [58' 1" Dock to Door] Option for One (1) Drive in Door [At Grade]
Parking:	10 Lined Spots



THREE TENANT SITE PLAN

North	
Size:	22,149 SF
Office:	Built To Suit
Clear Heights:	12' 10"
Column Width:	18' 1" E/W
Exclusive Loading Capabilities:	One (1) Interior Recessed Loading Dock [58' 1" Dock to Door] Option for One (1) Drive in Door [At Grade]
Parking:	17 Lined Spots

West	
Size:	12,300 SF
Office:	Built To Suit
Clear Heights:	15' 6"
Column Width:	40' 3" E/W x 19' N/S Option for crane
Exclusive Loading Capabilities:	One (1) Interior Recessed Loading Dock [58' 1" Dock to Door]
Parking:	9 Lined Spots

East	
Size:	12,619 SF
Office:	Built To Suit
Clear Heights:	15' 6"
Column Width:	Clear Span
Exclusive Loading Capabilities:	One (1) Interior Recessed Loading Dock [58' 1" Dock to Door] One (1) Drive in Door at Grade
Parking:	10 Lined Spots

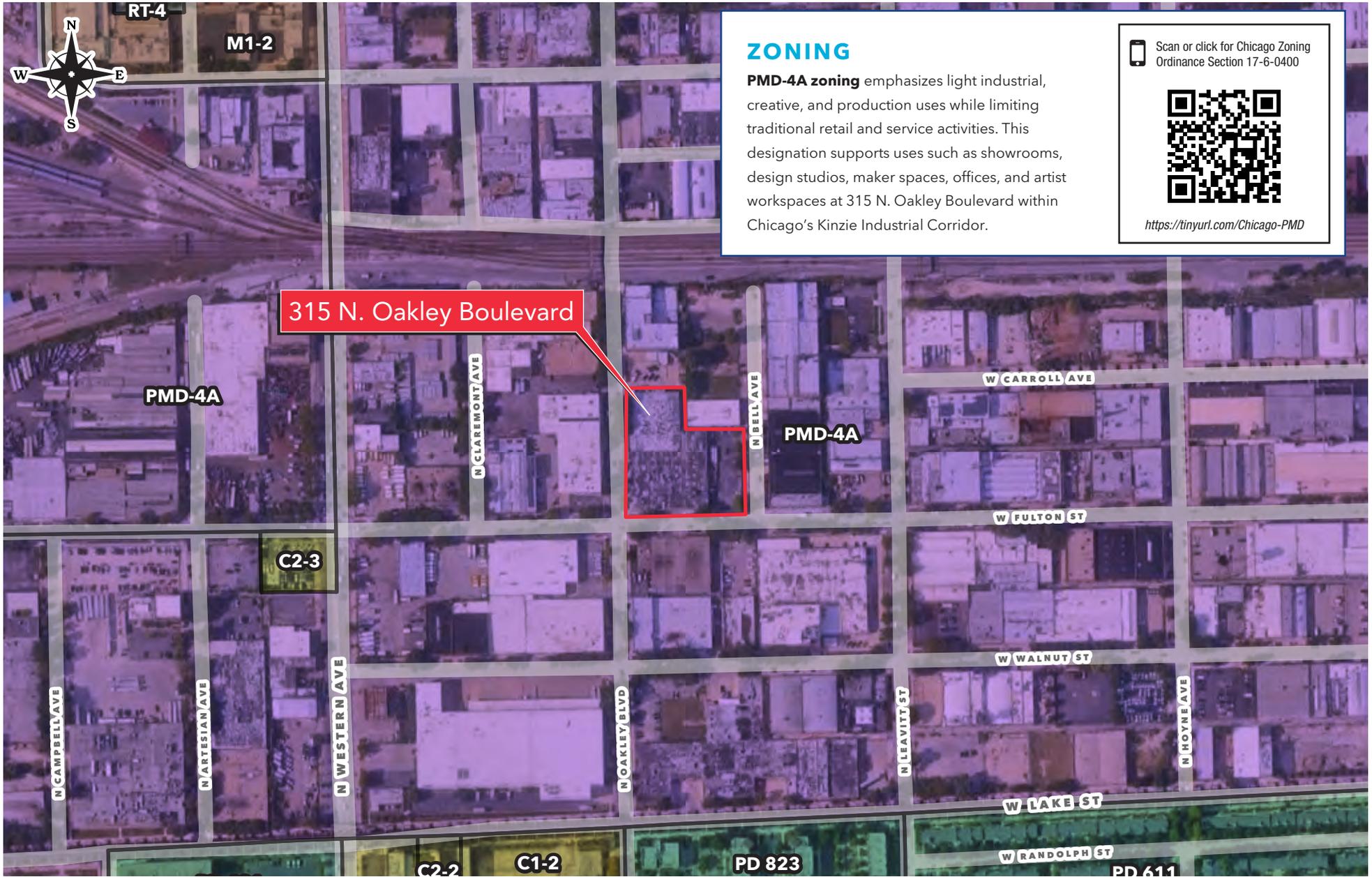


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ZONING

PMD-4A zoning emphasizes light industrial, creative, and production uses while limiting traditional retail and service activities. This designation supports uses such as showrooms, design studios, maker spaces, offices, and artist workspaces at 315 N. Oakley Boulevard within Chicago's Kinzie Industrial Corridor.

Scan or click for Chicago Zoning Ordinance Section 17-6-0400



<https://tinyurl.com/Chicago-PMO>

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KINZIE CORRIDOR / BREWERY DISTRICT

Kinzie Corridor / Brewery District, located just west of Fulton Market, is known for its dynamic mix of tech startups, design firms, production studios, breweries, and industrial businesses.

The area offers seamless connectivity with easy access to I-90/94, I-290, and public transit via the CTA Green and Pink Lines. With bike-friendly streets and convenient on-site parking, commuting is effortless for both city dwellers and suburban professionals.

315 N. Oakley Boulevard sits close to trendy coffee shops, craft breweries, and locally loved dining spots. Just steps away are popular destinations like Metric Coffee and Goose Island Taproom, and less than 10 minutes from Restaurant Row, Guinness Brewery, Punch Bowl Social, and other West Loop favorites for team outings, client meetings, and casual networking. It is also located less than one mile from the United Center, the site of The 1901 Project.



Metric Coffee



Guinness Brewery



Goose Island Taproom



Punch Bowl Social



The 1901 Project @ United Center - a planned \$7 billion mixed use redevelopment expected to generate \$4.5 billion in annual economic impact for the surrounding area

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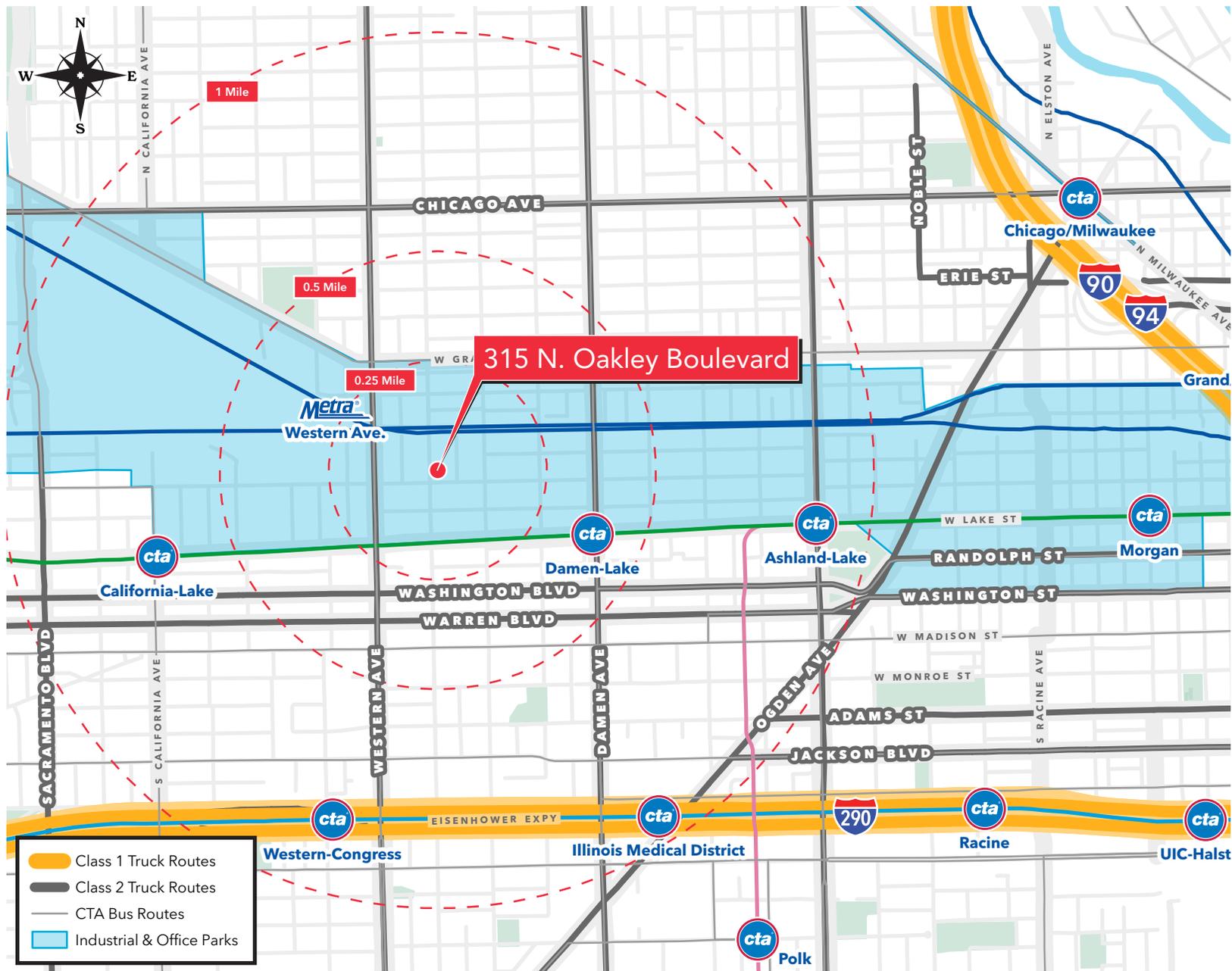


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ACCESS & TRANSPORTATION HIGHLIGHTS



10 minute walk to Metra commuter rail at Western Ave with Milwaukee District – North Line / West Line & North Central Service.



12 minute walk to brand new Lake / Damen Green Line CTA station Steps to multiple bus routes



Truck Access: I-90/94 & I-290 within one mile, and Truck Class II & III routes for downtown and airport distribution



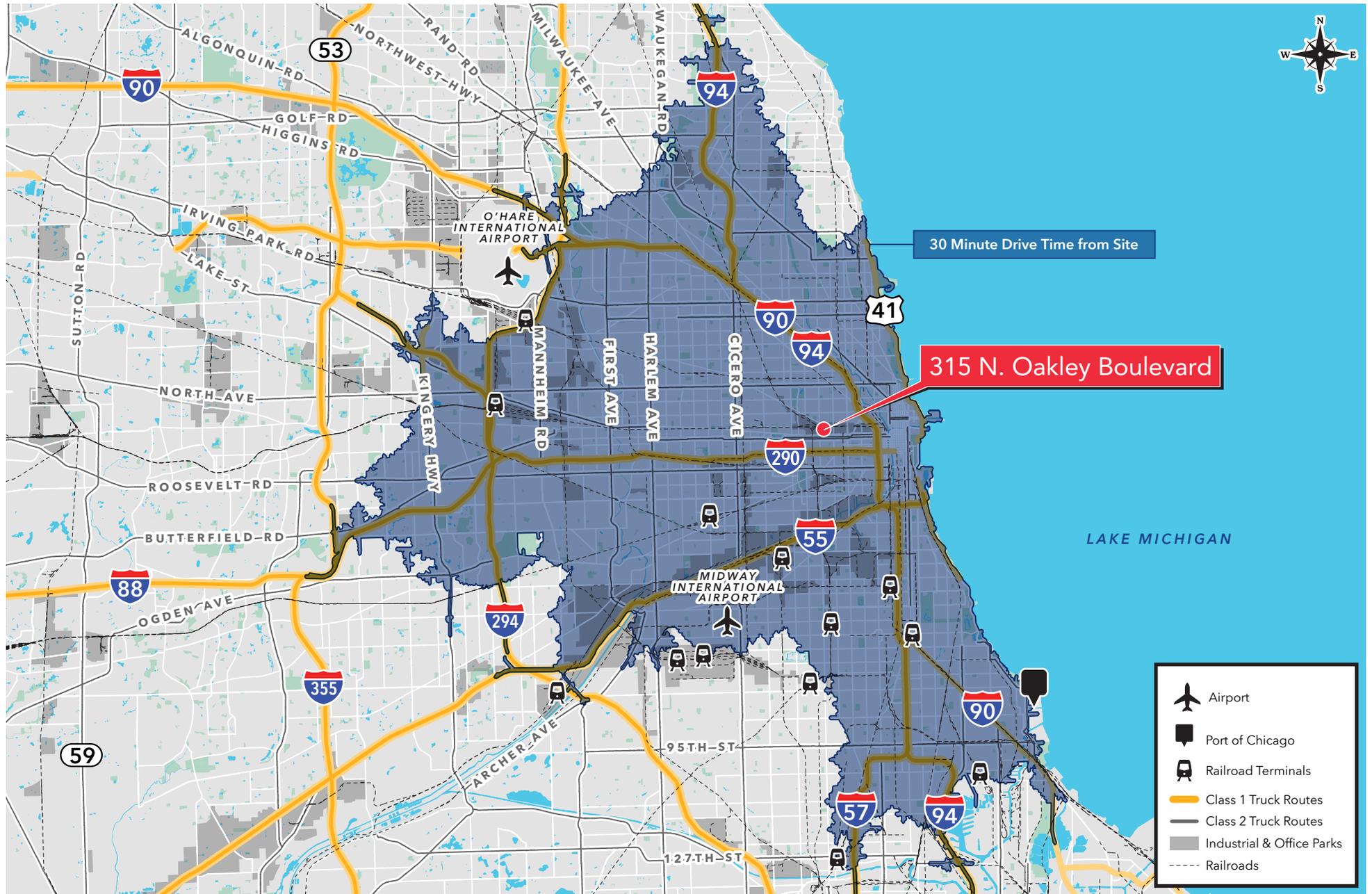
Rail Service: Adjacent to Union Pacific Railroad - California Avenue Facility

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CHICAGO MSA LABOR & EMPLOYMENT HIGHLIGHTS

Source: World Business Chicago

There were **252,322** businesses in the Chicago metro area on average throughout 2024



\$886 Billion

ESTIMATED GRP IN 2024, UP 27% FROM 2019

5,009,347 people

CHICAGOLAND'S LABOR FORCE AS OF APRIL 2025

252,322 businesses

CHICAGOLAND'S BUSINESS COUNT AS OF Q4 2024

\$4.32 Billion

GROWTH CAPITAL INVESTED IN CHICAGOLAND STARTUPS

145,525

GRADUATES AND SECONDARY PROGRAM FINISHERS

#1 metro area

FOR CORPORATE EXPANSIONS OR RELOCATIONS BY SITE SELECTION MAGAZINE

CHICAGOLAND EMPLOYMENT BY INDUSTRY

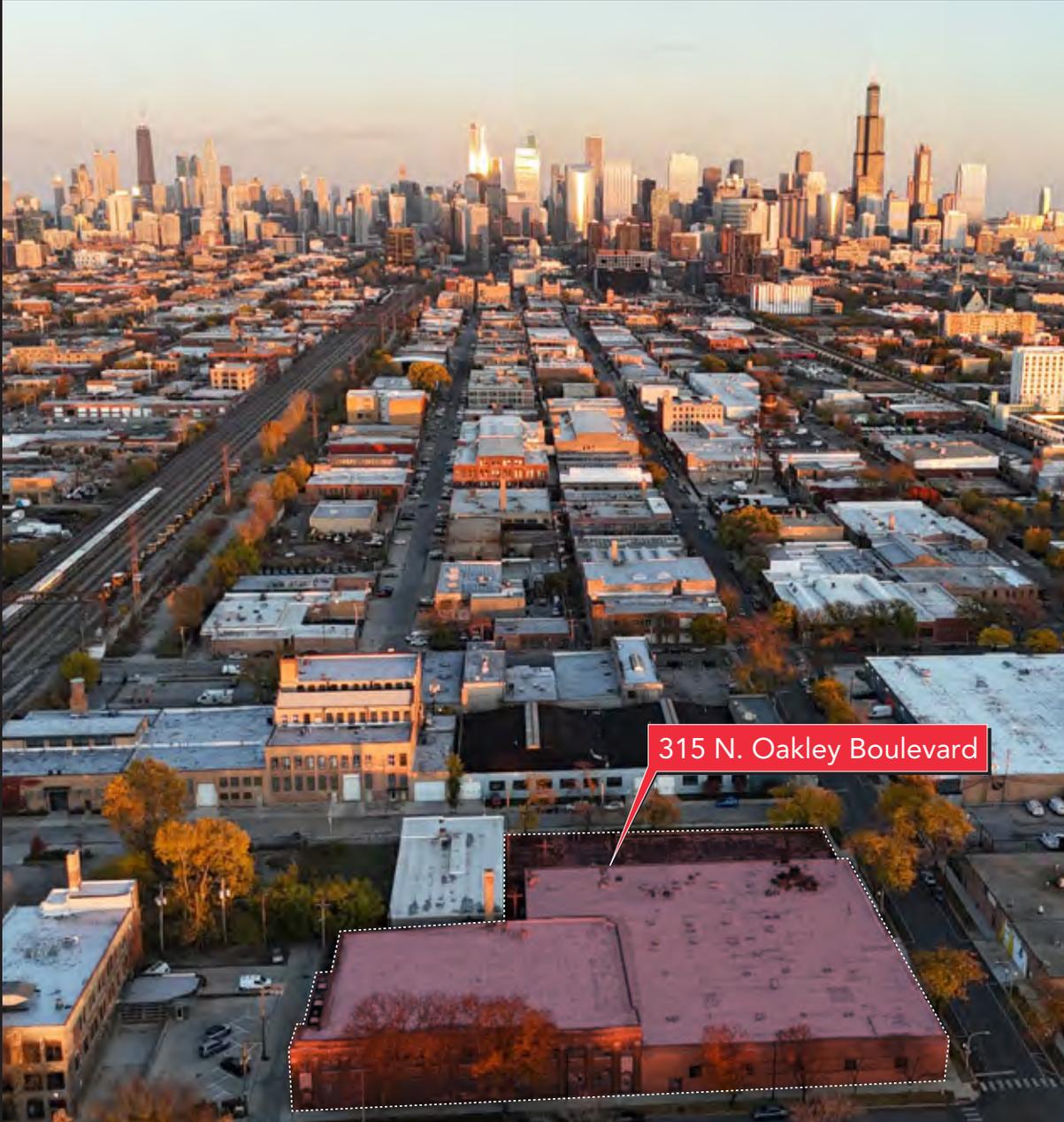


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