

1827 W. Hubbard St.

CHICAGO, IL 60622

Features

- Column free bow-truss building
- Floor drains in place
- Fully air-conditioned showroom
- 2 miles to I-90/I-94 & 2.5 miles to I-290
- Less than 3 miles to Downtown Chicago

Completed Renovations

- Installed (3) new edge of dock levelers
- Repaired drive in doors
- Installed 77 new LED lights, including exterior lights in the alley
- Fully renovated all bathrooms
- Pressure washed and painted all warehouse walls and doors
- Completed concrete repairs to interior warehouse
- Repaired and replaced ceiling tiles insulation

33,000 sq. ft.
AVAILABLE

1.03 Acres
SITE SIZE

13'-14'
CLEAR HEIGHT

6,320 sq. ft.
AIR CONDITIONED SHOWROOM

34
CAR PARKING

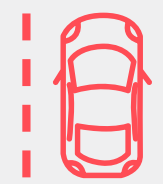
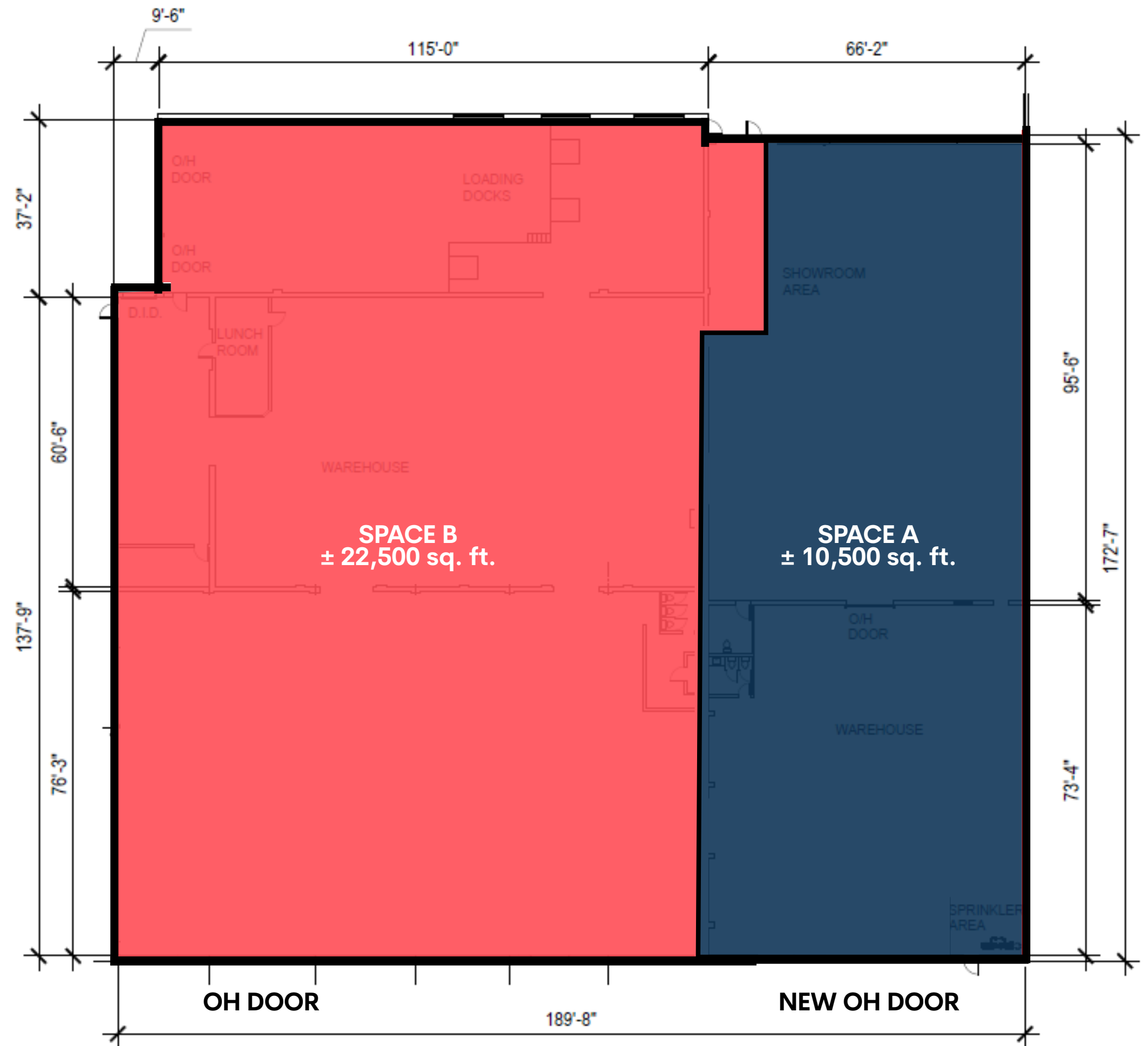
3
DOCK DOORS



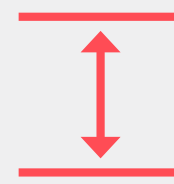
Building Specifications

| | |
|--------------------------|----------------|
| Building Size | 33,000 sq. ft. |
| Acres | 1.03 |
| Air Conditioned Showroom | 6,320 sq. ft. |
| Clear Height | 13'-14' |
| Dock Doors | 3 Interior |
| Ground Level Doors | 3 |
| Parking | 34 spaces |
| Zoning | PMD 4 |
| Ward | 23 |

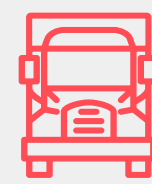
Conceptual 2 Tenant Layout



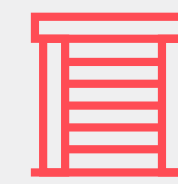
34
Automobile
Parking



13'-14'
Clear
Height

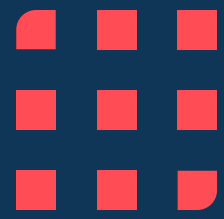


3
Interior
Dock Doors



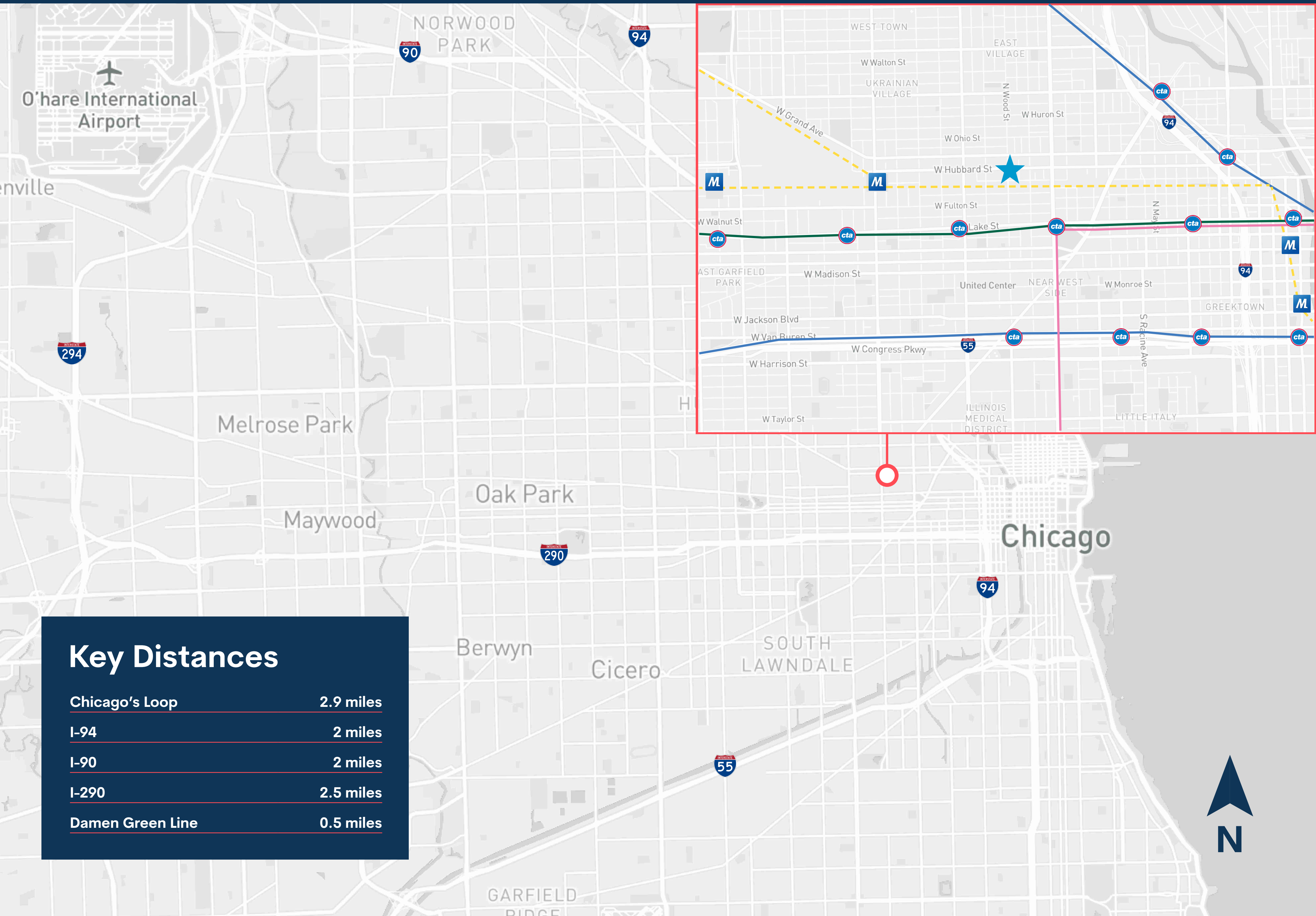
3
Ground
Level Doors





Area Map & Key Distances

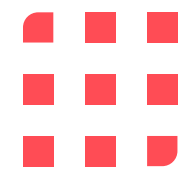
Brookfield Properties



Key Distances

| | |
|-------------------------|------------------|
| <u>Chicago's Loop</u> | <u>2.9 miles</u> |
| <u>I-94</u> | <u>2 miles</u> |
| <u>I-90</u> | <u>2 miles</u> |
| <u>I-290</u> | <u>2.5 miles</u> |
| <u>Damen Green Line</u> | <u>0.5 miles</u> |





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Brookfield Properties

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