

Loeb Lofts | Bronzeville Industrial & Flex For Sale or Lease

52,500 SF BUILDING (FOR SALE)

1,200 SF—52,500 SF (FOR LEASE)



Strauss Realty is proud to present Loeb Lofts, a unique and historic flex/manufacturing building now available for sale in the heart of Chicago's Bronzeville. Located in a **TIF Zone**, this versatile property also offers **industrial/flex spaces for lease**, making it an ideal hub for manufacturers, innovators, and creators. Recently updated with **new bathrooms, HVAC systems, and alarms**, Loeb Lofts is conveniently located **within walking distance to the Red and Green Line "L" trains and Metra**, and just minutes from downtown Chicago. Rooted in a rich family history dating back to 1963, this building has long served the industrial community—from its early days as a turn-of-the-century bakery to a modern-day warehouse housing over 10,000 industrial machines. Born from a need for collaborative manufacturing space, Loeb Lofts is committed to supporting the next generation of makers in Bronzeville. Loeb Lofts isn't just a property—it's a **community of forward-thinking entrepreneurs and makers**. Whether you're a small manufacturing startup, a creative team, or an industrial business seeking flexible space, this Bronzeville gem offers the infrastructure, community, and location to grow and thrive.

ASKING PRICE:	\$3,150,000
LEASE RATE:	\$10 PSF, Modified Gross
BUILDING SIZE:	52,500 SF
AVAILABLE FOR LEASE:	1,000 SF to 52,500 SF
ZONING:	M1-2
DOCKS:	2 Shared Interior
DRIVE-IN DOORS:	1
PARKING (SOUTH YARD):	Adjacent 16,085 SF lot available for parking or outdoor storage for \$168,500

Highlights:

- **For Sale or Lease** – Flexible options to suit investors and occupants.
- **Spaces from 1,000 – 52,500 SF** – Tailored to small teams. Competitive rental rates!
- **Two Shared Interior Loading Docks** – Expandable for enhanced logistics.
- **Updated Infrastructure** – New HVAC, bathrooms, and alarms.
- **Shared Amenities** – Forklift access, conference rooms, kitchenettes, high speed internet, outdoor patio, and secured 24/7 entry.
- **TIF Zone**
- **Industrial Use**– Built for manufacturers, innovators, and creators.
- **Outdoor Parking & Storage** – Available on-site for additional fee.



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CHICAGO, ILLINOIS

60641

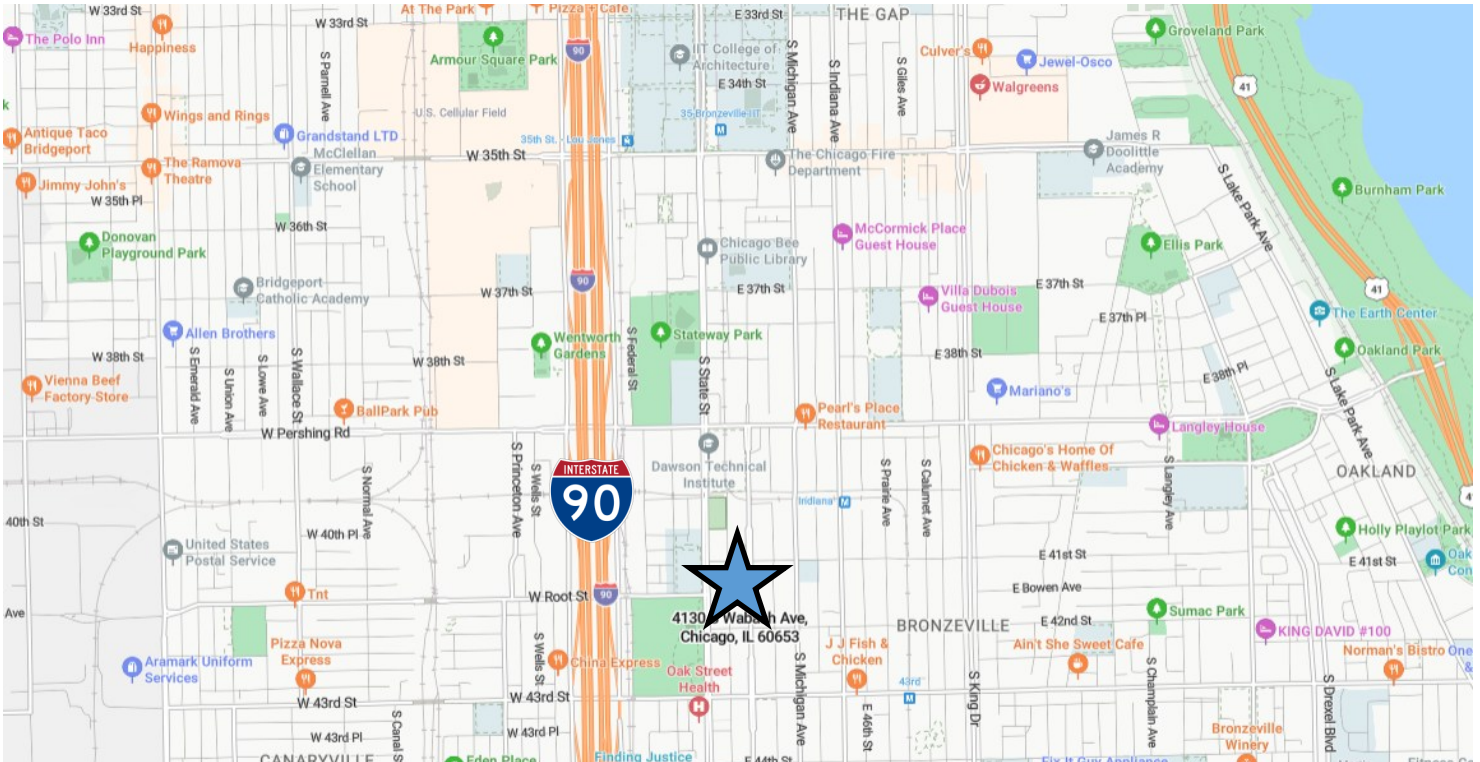
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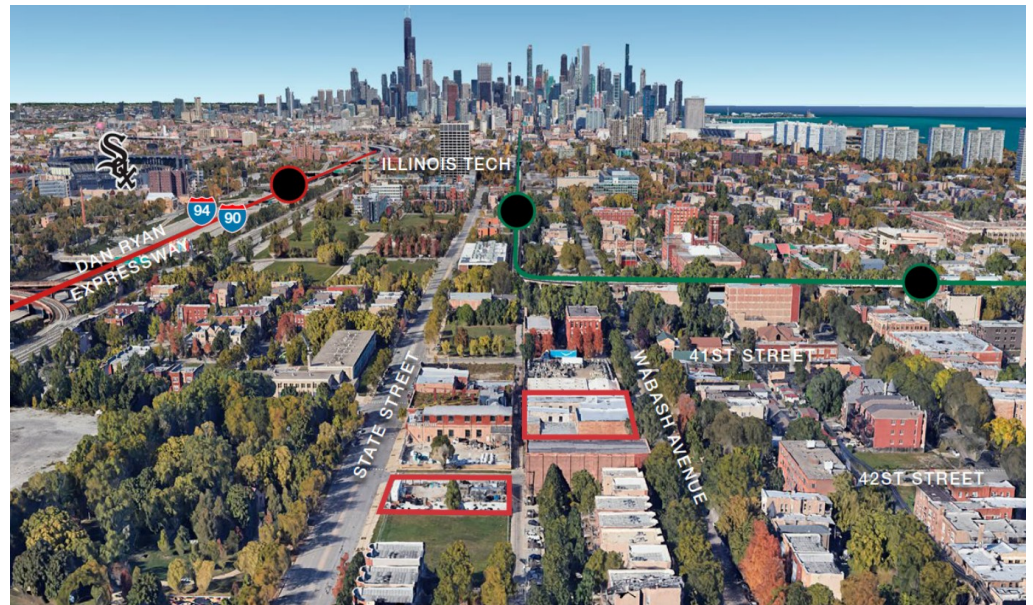
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MAP



Location Highlights:

- Immediate access (2 minutes) to I-90/94 via 43rd Street
- 4 Minute Drive to Sox Stadium
- 6 Minute Drive to Illinois Institute of Technology
- 8 Minute Walk to CTA "L" Green Line (0.4 miles)
- 22 minute walk to CTA "L" Red Line (1.1 miles)
- 22 minute to Metra (1.1 miles)
- 15 Minute Drive to Downtown Chicago (4.9 miles)
- 23 Minutes to Midway Airport (10.4 miles)
- 40 Minutes to O'Hare Airport (20.6 miles)



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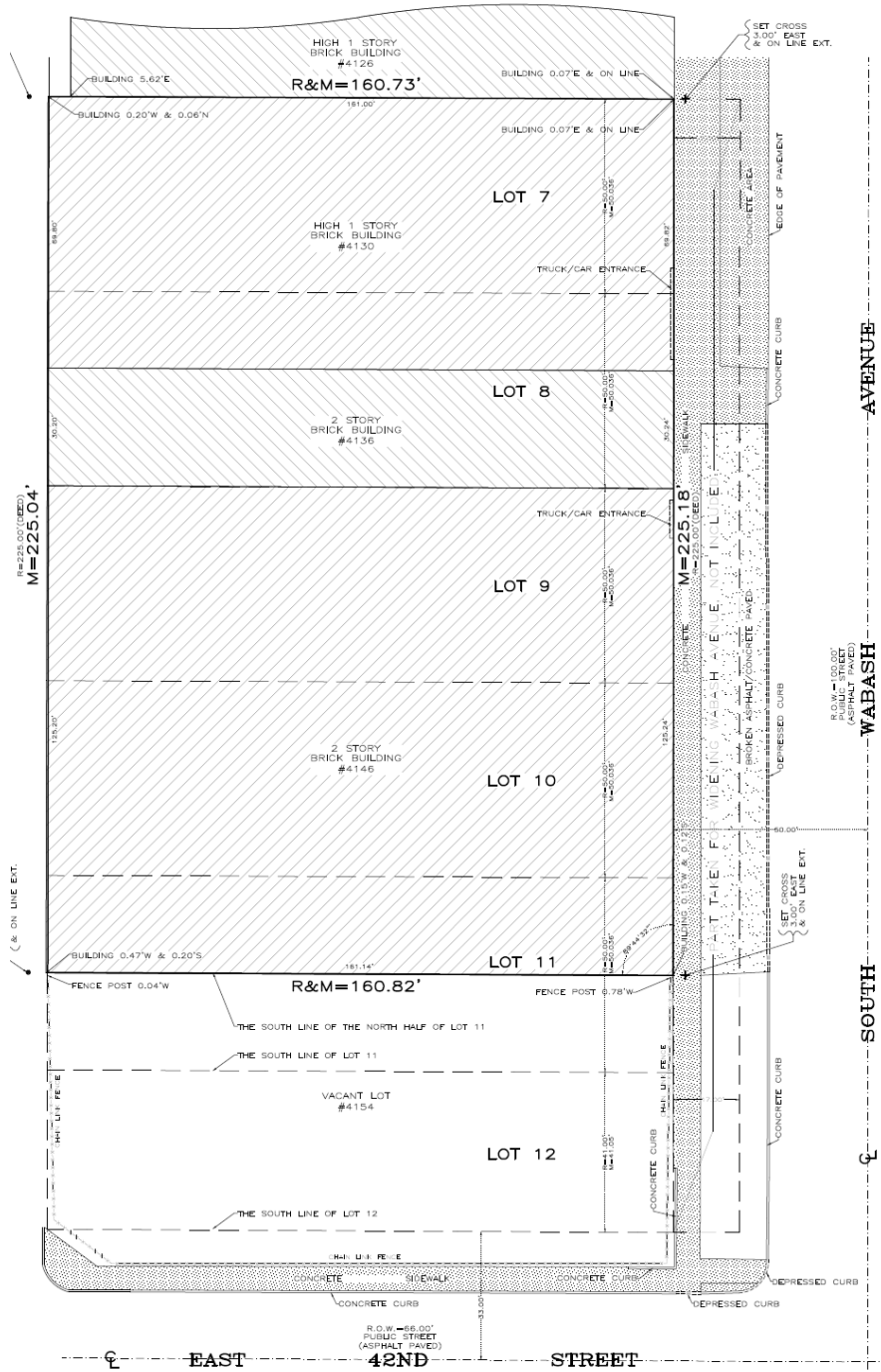
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SURVEY



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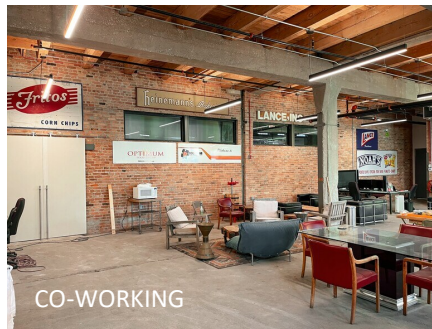
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FIRST FLOOR UP TO 26,250 SF AVAILABLE



CO-WORKING



CO-WORKING



SUITE 101



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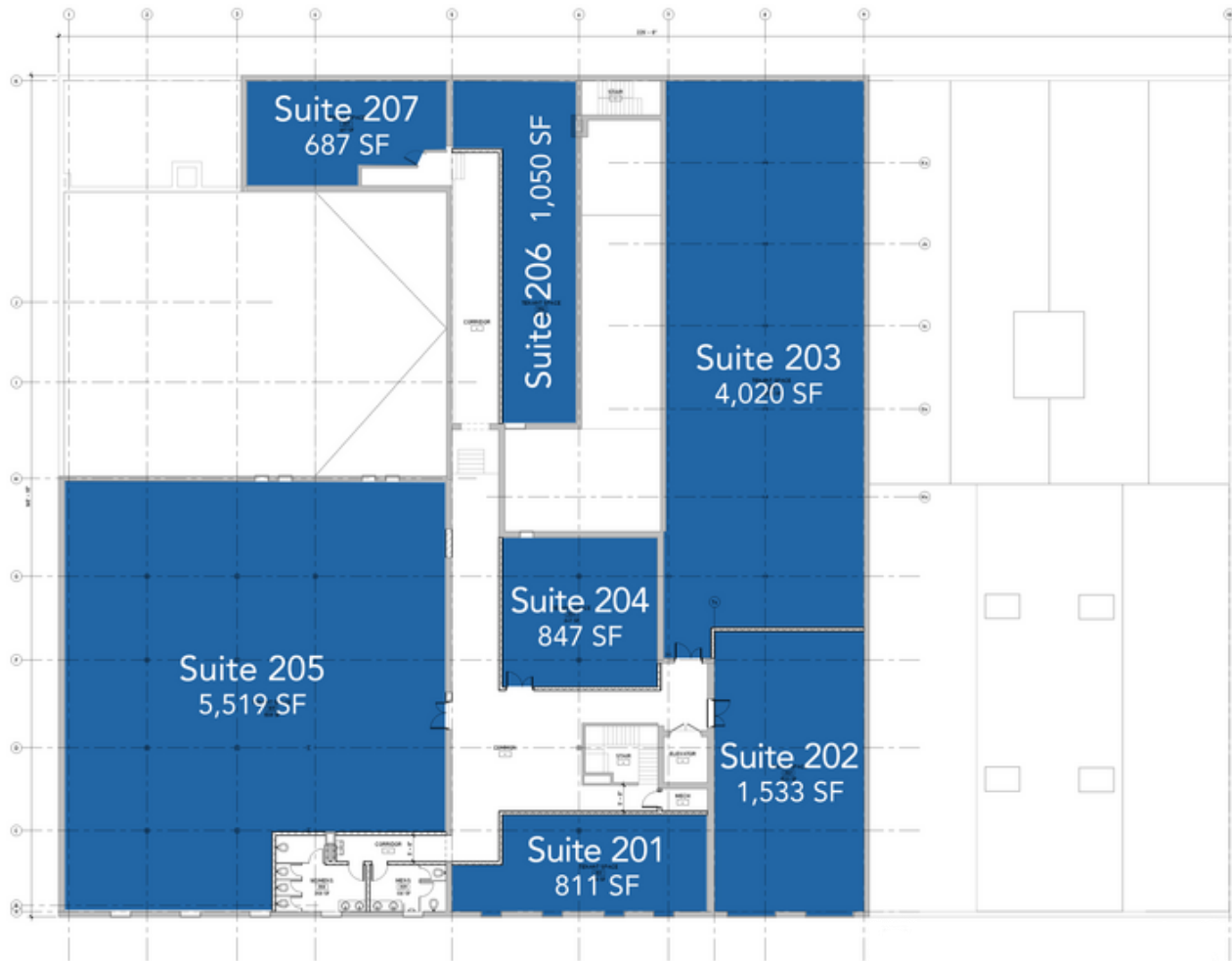
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SECOND FLOOR UP TO 14,467 SF AVAILABLE



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INTERIOR



Suite 103



Suite 104



Suite 106









Suite 106



Suite 107

Available Amenities

-  Free High-Speed WiFi
-  Fresh Brewed Coffee
-  Enhanced Cleaning Services
-  Available Phone Service
-  Clean Restrooms
-  Mail Pickup / Delivery



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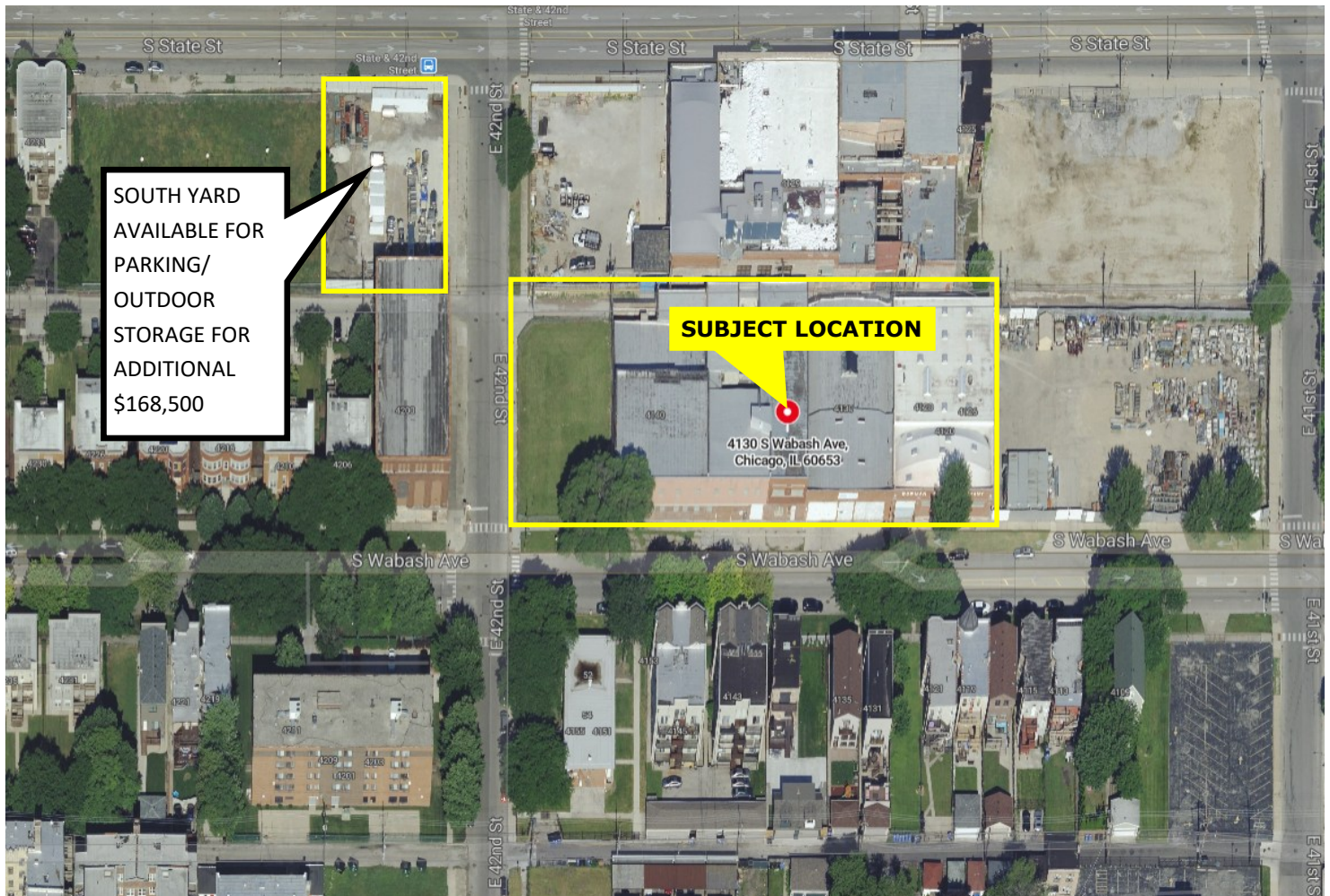
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SECOND FLOOR



AERIAL



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