



OFFERING MEMORANDUM GARFIELD PARK • FOR SALE



3825 W. LAKE
STREET

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3825 W. LAKE
STREET

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PROPERTY SPECIFICATIONS

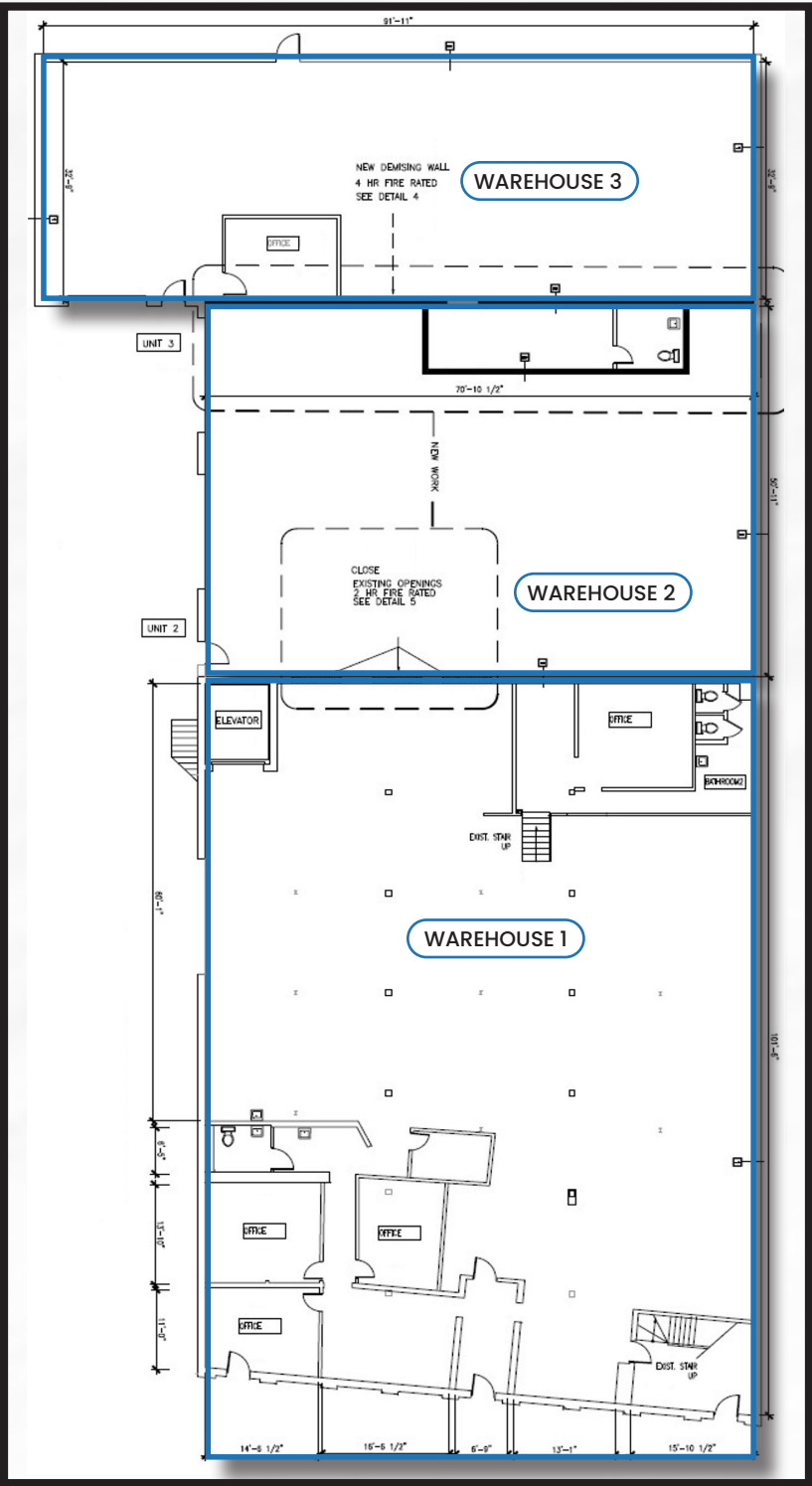
Property Address:	3825 W. Lake St. Chicago IL 60624
Parcel ID Numbers:	16-11-306-005-0000 16-11-306-006-0000 16-11-304-042-0000
Total Land Area:	26,455 Sq.Ft. (0.61 Acres)
Total Building Area:	21,148 Sq.Ft. Ground Floor: 13,859 Sq.Ft. Second Floor: 7,289 Sq.Ft.
Total Parking Lot Area:	9,853 Sq.Ft.
Stories:	Two (2)
Property Type:	Industrial / Warehouse
Frontage:	91' on W Lake St.
Loading:	Four (4) Drive-in Doors
Freight Elevator:	4,000 lb Capacity
Clear Heights (Underside of Beams):	
Warehouse 1:	
Ground Floor:	12' 4"
Second Floor:	13' 1"
Warehouse 2:	12'
Warehouse 3:	13' - 16'
Sprinklered:	YES New System 2023
Power:	200A 240V 3 Phase 3 Separate Panels
Gas:	3 Separate Meters
Zoning:	
Building:	M1-2
Parking Lot:	B3-5
Ward Alderman:	
Building:	28 Jason Ervin
Parking Lot:	37 Emma Mitts
Property Taxes (2023):	\$43,717 \$2.07 per Sq.Ft.
Sale Price:	\$1,250,000

-  Heavy Timber Construction on Ground and Second Floor
-  Extremely Functional Single User or Multi-Tenant Industrial Buildings
-  Ideal for Warehouse, Manufacturing, or Auto Use
-  Ample Street Parking with Option for Dedicated Parking Lot
-  Steps to Garfield (James) Park and Garfield Park Conservatory
-  3 Miles to West Loop
-  0.8 Miles to I-290 Eisenhower Expressway



3825 W. LAKE STREET

SITE OVERVIEW



3825 W. LAKE STREET

SITE PLAN BREAKDOWN

- Warehouse 1

Second Floor

7,289 Sq.Ft.

Freight Elevator Access

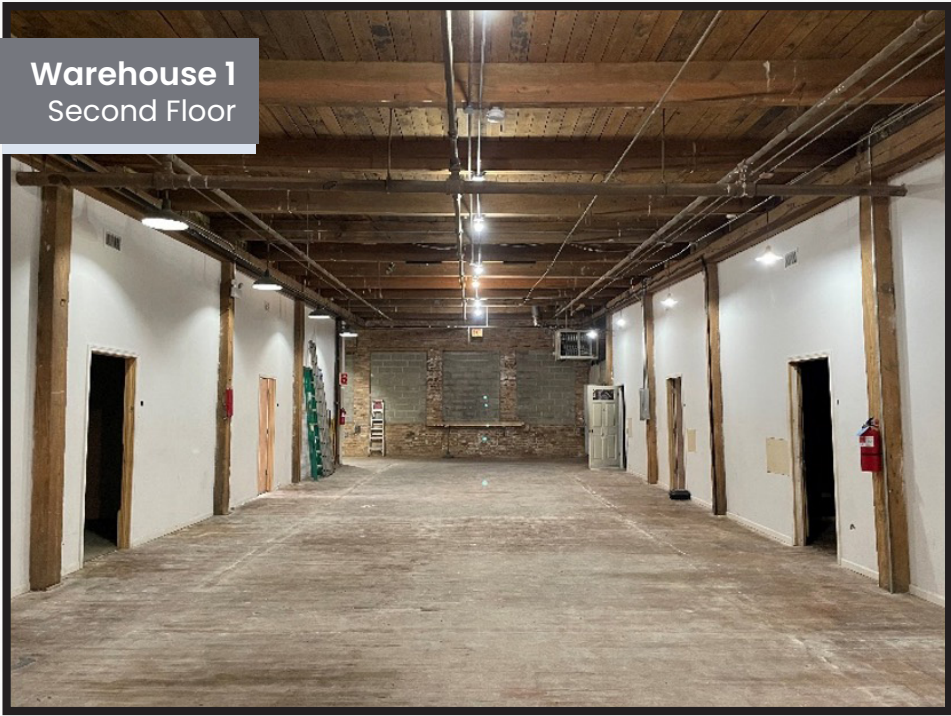
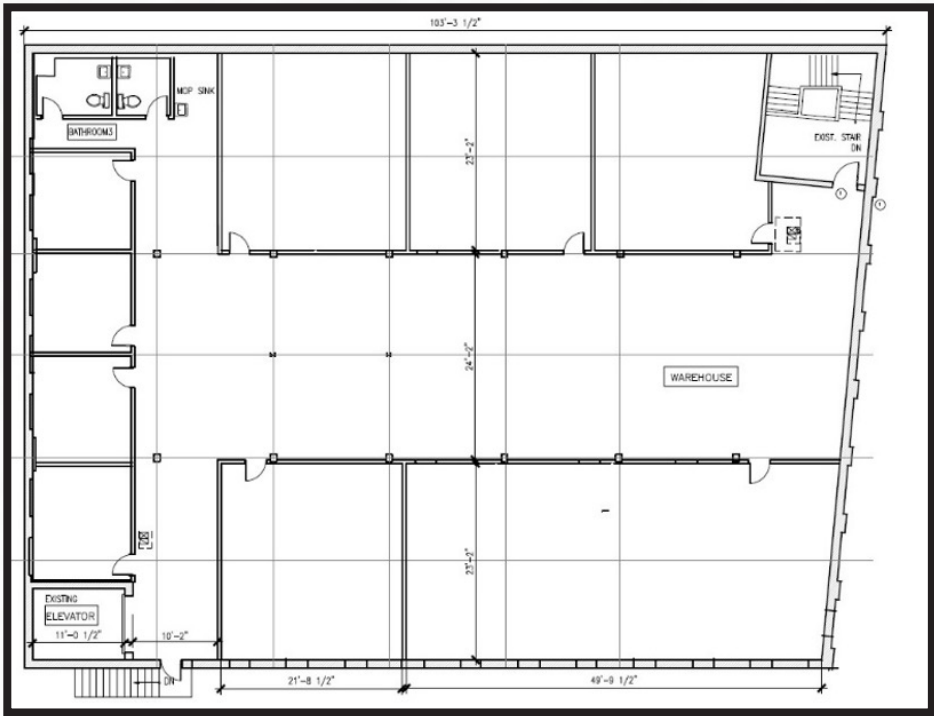
Heavy Timber Beams

Dry-Wall Not Load-Bearing

13' 1" Clear Height

Two (2) Restrooms

Skylight



- Warehouse 1

Ground Floor

7,289 Sq.Ft.

One (1) Drive-in Door

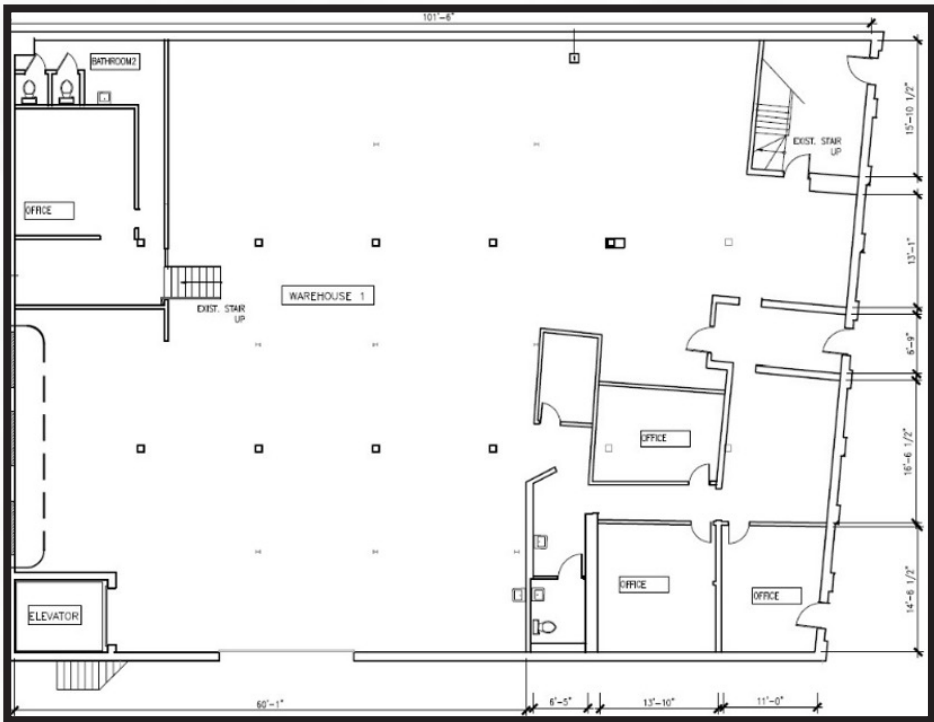
Freight Elevator Access

Heavy Timber & Steel Beams

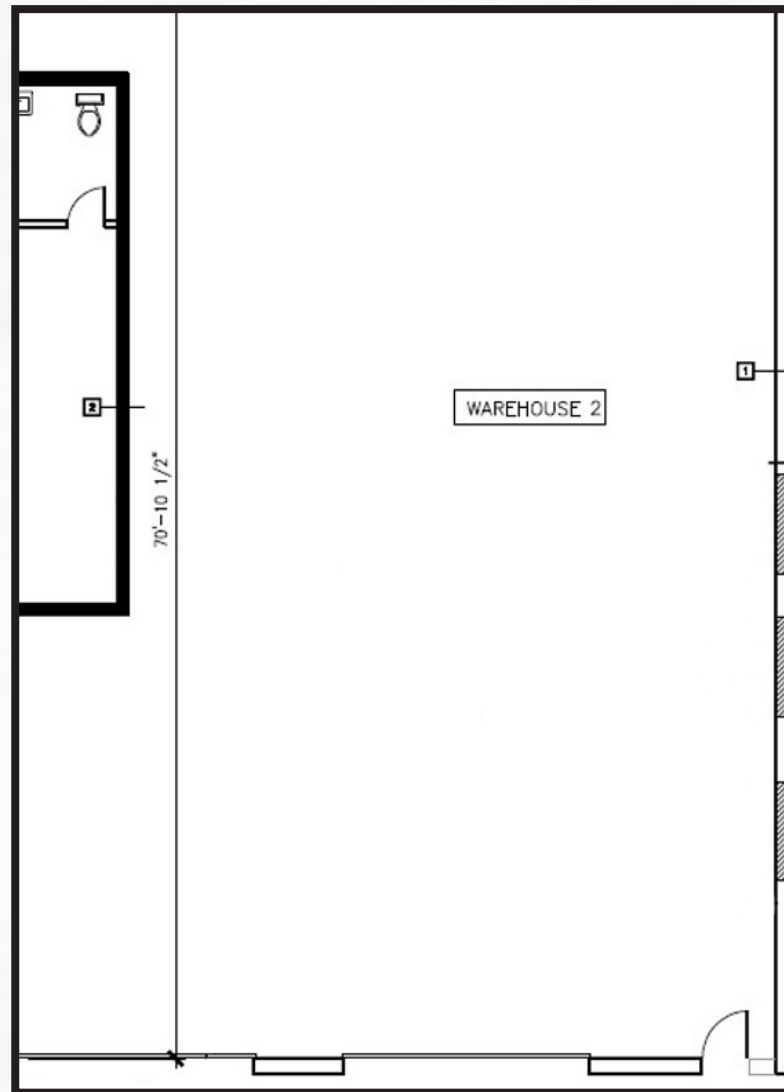
Two Restrooms

Three (3) Private Offices

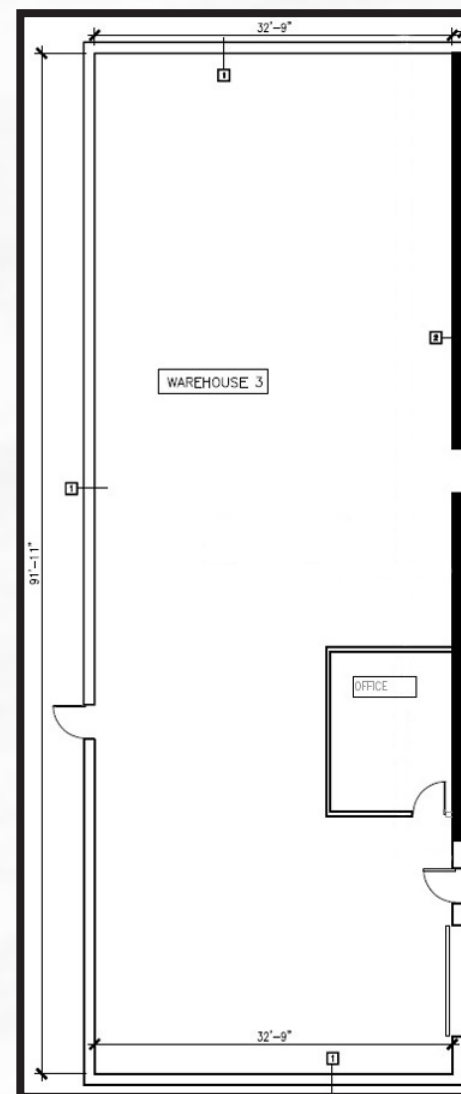
12' 4" Clear Height



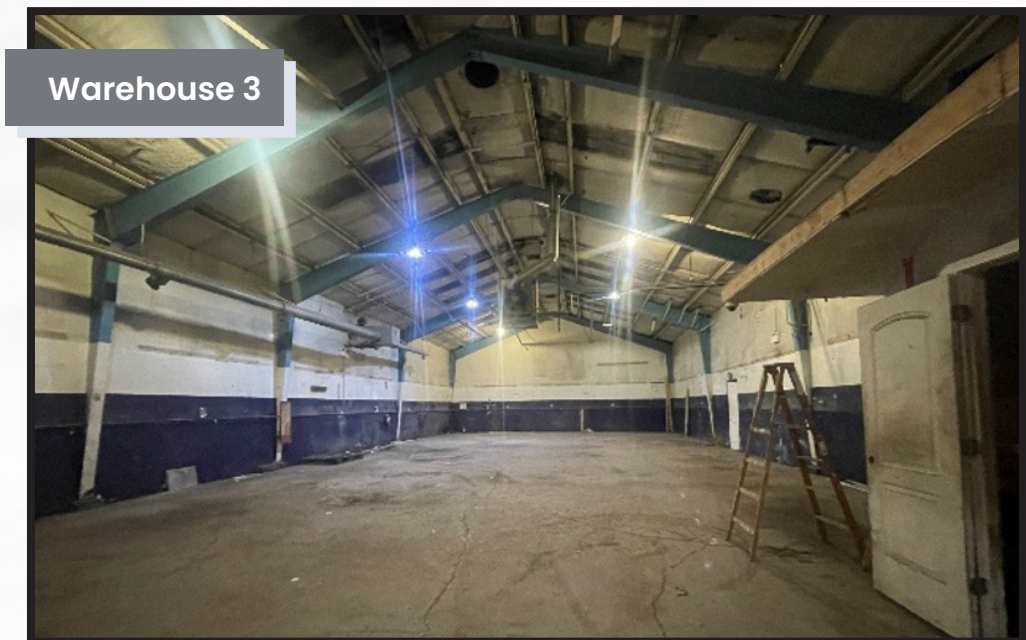
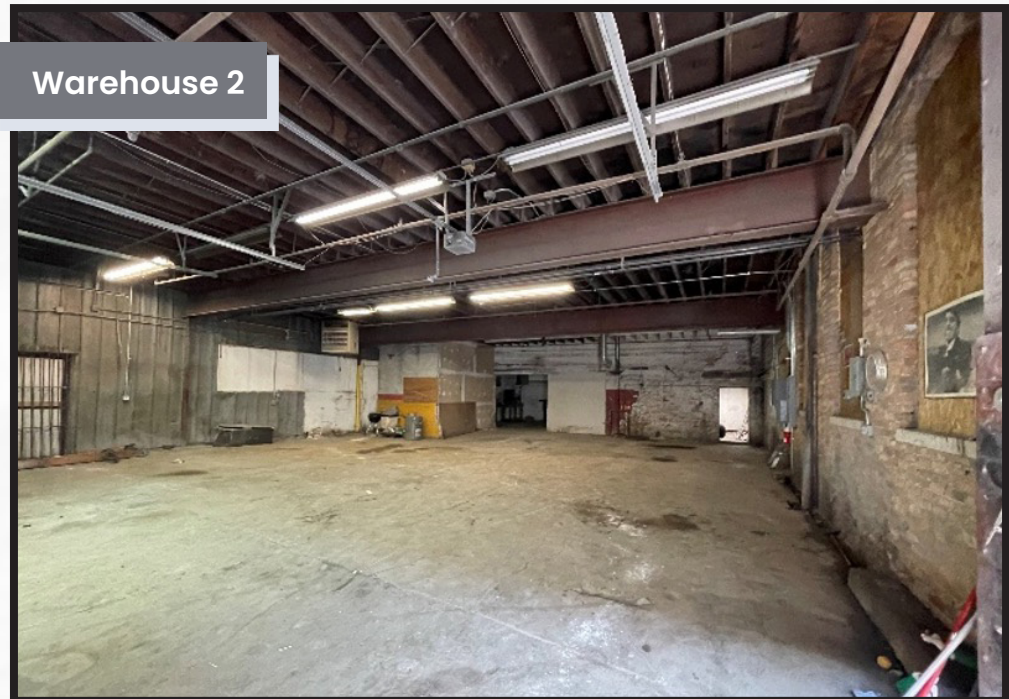
3825 W. LAKE STREET SITE PLAN BREAKDOWN



Warehouse 2
3,200 Sq.Ft.
Two (2) Drive-in Doors
Freight Elevator Access
12' Clear Height
Separate Gas & Electrical Panel



Warehouse 3
3,370 Sq.Ft.
1 Drive-in Door
Up to 16' Clear Height
One (1) Restroom
Separate Gas & Electrical Panel



3825 W. LAKE
STREET



UNITED CENTER

THE HATCHERY

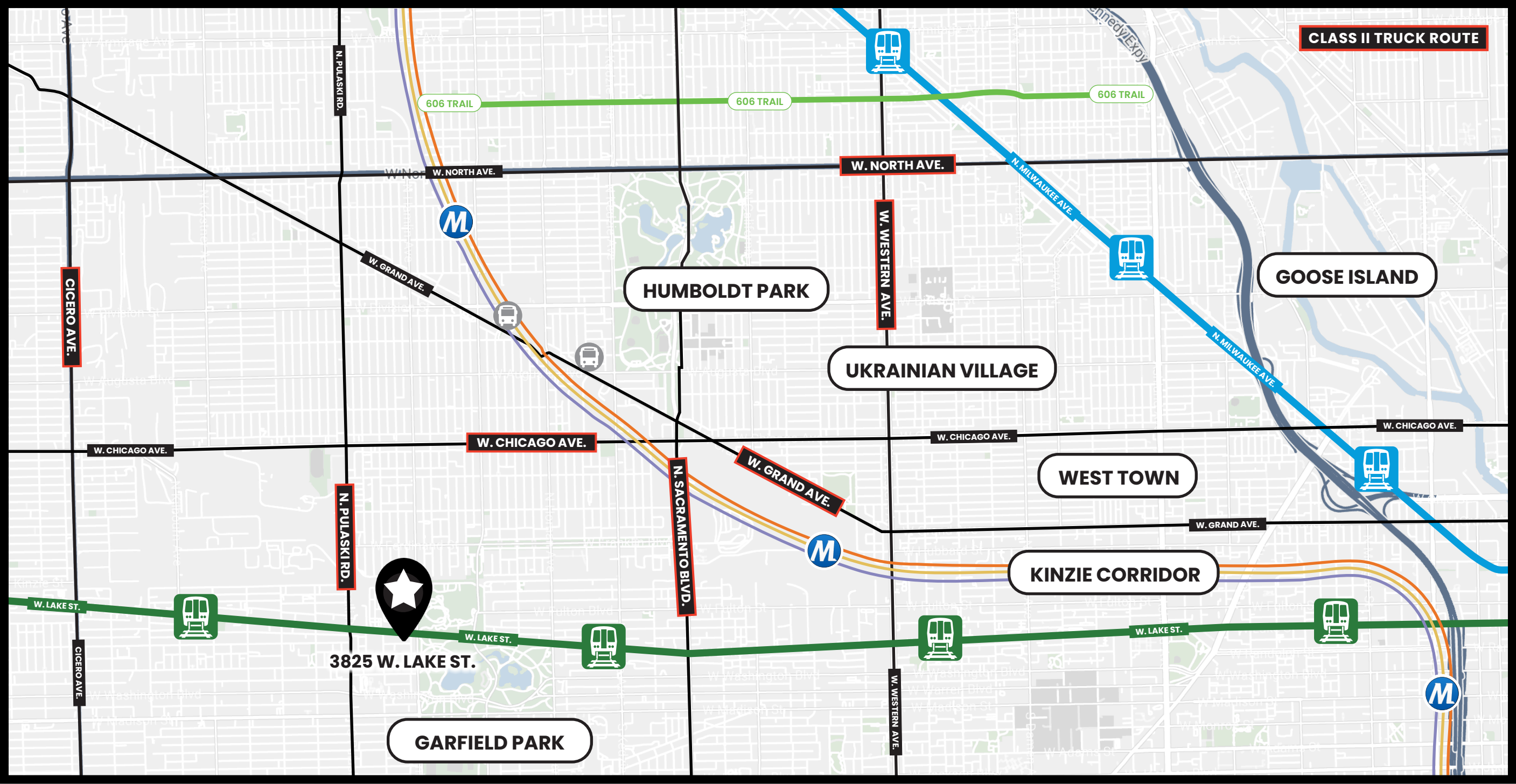
CTA GREEN LINE
TRAIN STOP

GARFIELD PARK
CONSERVATORY

GARFIELD PARK

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LOCATION OVERVIEW





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