







# 3811 & 3825 W. LAKE STREET & 300 N. HAMLIN AVENUE CHICAGO, IL FOR SALE | INDUSTRIAL/FLEX PROPERTY



	PROPERTY A	PROPERTY B
<b>Address:</b>	3811 W. Lake St.	3825 W. Lake St. 300 N. Hamlin Ave.
<b>Total Building Area:</b>	± 13,000 SF	± 21,148 SF
1 <sup>st</sup> Floor:	± 13,000 SF	± 13,859 SF
2 <sup>nd</sup> Floor:	None	± 7,289 SF
<b>Total Land Area:</b>	± 20,039 SF	± 26,454 SF
<b>Loading:</b>	2 Drive-In Doors	4 Drive-In Doors
<b>Freight Elevator:</b>	None	4,000lb Capacity
<b>Power:</b>	3-Phase	3-Phase
<b>Ceiling Heights:</b>	12' Clear	12'-16' Clear
<b>Sprinklers:</b>	Wet System	Wet System
<b>Parking:</b>	± 40 Spots	± 50 Spots
<b>Zoning:</b>	M1	M1 & B3
<b>Alderman:</b>	Jason C. Ervin	Jason C. Ervin Emma Mitts
<b>Real Estate Taxes:</b>	\$31,439 (\$2.86 PSF)	\$43,717 (\$2.12 PSF)
<b>Sale Price:</b>	\$800,000	\$1,250,000

## PORTFOLIO

<b>Address:</b>	3811-25 W. Lake Street & 300 N. Hamlin Avenue
<b>Total Building Area:</b>	± 34,148 SF
<b>Total Land Area:</b>	± 46,493 SF
<b>Loading:</b>	6 Drive-In Doors
<b>Parking:</b>	± 90 Spots
<b>Real Estate Taxes:</b>	\$75,156 (\$2.37 PSF)
<b>Sale Price:</b>	\$2,050,000

-  **Heavy Timber & Masonry Construction**
-  **Flexibility for One User or Multiple Users**
-  **10-Minute Walk to CTA Green Line Train Stations**
-  **Steps to Garfield Park & Garfield Park Conservatory**
-  **15-Minute Drive to West Loop & Fulton Market**
-  **5-Minute Drive to I-290 Expressway**

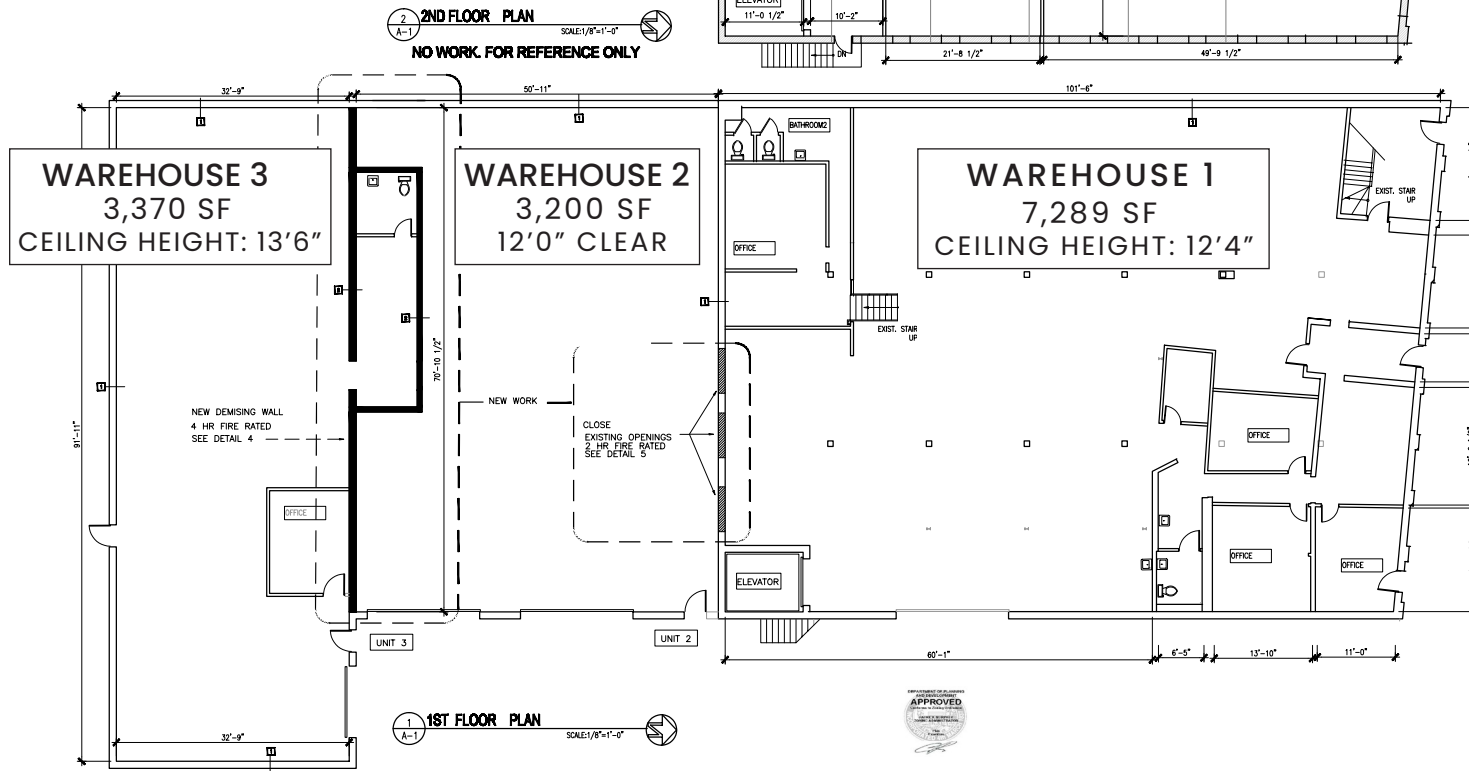
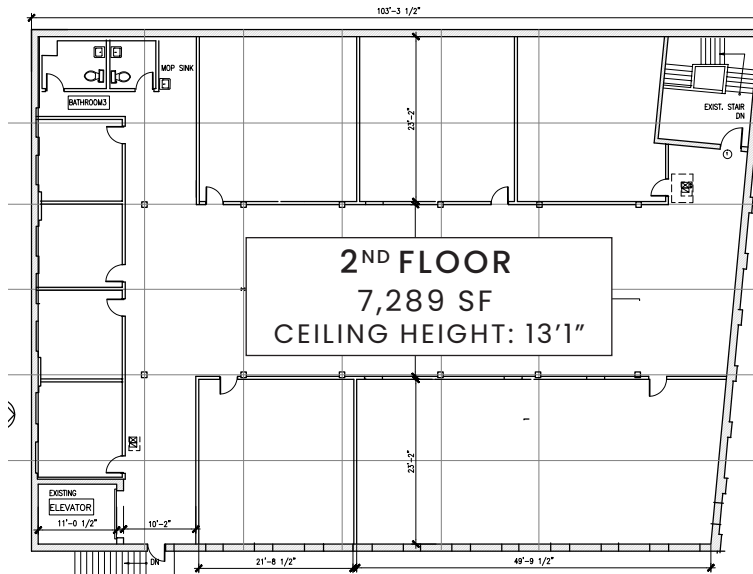


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# 3825 W. LAKE STREET | FLOOR PLAN





- ### GEOGRAPHIC INCENTIVES
- ✓ Qualified HubZone
  - ✓ Enterprise Zone 5
  - ✓ Qualified Investment Area
  - ✓ Northwest Industrial Corridor TIF & SBIF District
  - ✓ Eligible for Large Neighborhood Opportunity Fund & Build Community Wealth Bonus