

# FOR SALE

## 5-STORY CONCRETE LOFT BUILDING & WAREHOUSE

### 2330-40 S. INDIANA AVENUE | CHICAGO, IL



<b>Total Building Area:</b>	± 75,258 SF
<b>1<sup>ST</sup> Floor:</b>	± 24,442 SF
<b>2<sup>ND</sup> Floor:</b>	± 12,704 SF
<b>3<sup>RD</sup> Floor:</b>	± 12,704 SF
<b>4<sup>TH</sup> Floor:</b>	± 12,704 SF
<b>5<sup>TH</sup> Floor:</b>	± 12,704 SF
<b>Total Land Area:</b>	± 24,444 SF
<b>Loading:</b>	6 Interior Recessed Docks 3 Drive-in Doors
<b>Clear Heights:</b>	1 <sup>ST</sup> Floor: 18'11" & 23'22"   2 <sup>ND</sup> Floor: 12'8" 3 <sup>RD</sup> Floor: 14'   4 <sup>TH</sup> Floor: 12'8" 5 <sup>TH</sup> Floor: 16'
<b>Column Spacing:</b>	23'10" x 27'6"
<b>Construction:</b>	Masonry & Concrete Concrete, Steel Frame
<b>Year Built:</b>	1915 & 1970
<b>Zoning:</b>	DS-5 Downtown Service District
<b>Floor Area Ratio (FAR):</b>	5.0
<b>Total Buildable Area:</b>	± 122,220 SF
<b>Alderman:</b>	Pat Dowell   3 <sup>RD</sup> Ward
<b>PIN(s):</b>	17-27-110-022-0000; 17-27-110-023-0000; 17-27-110-024-0000; 17-27-110-025-0000;
<b>RE Taxes:</b>	\$49,630 = \$0.66 PSF
<b>Sale Price:</b>	Subject to Offer



Located in a Federal Opportunity Zone



Directly Across the Street from  
McCormick Place Convention Center



6-Minute Walk to Green Line CTA Stop



3-Minute Walk to  
CTA Bus Stop on Michigan Avenue



5-Minute Walk to  
CTA bus stop on Cermak Road



5-Minute Drive to  
Soldier Field and Museum Campus



10-Minute Drive to  
Central Business District



3-Minute Drive to I-55 Expressway



5-Minute Drive to I-90/94 Expressway



11-Minute Drive to I-290 Expressway



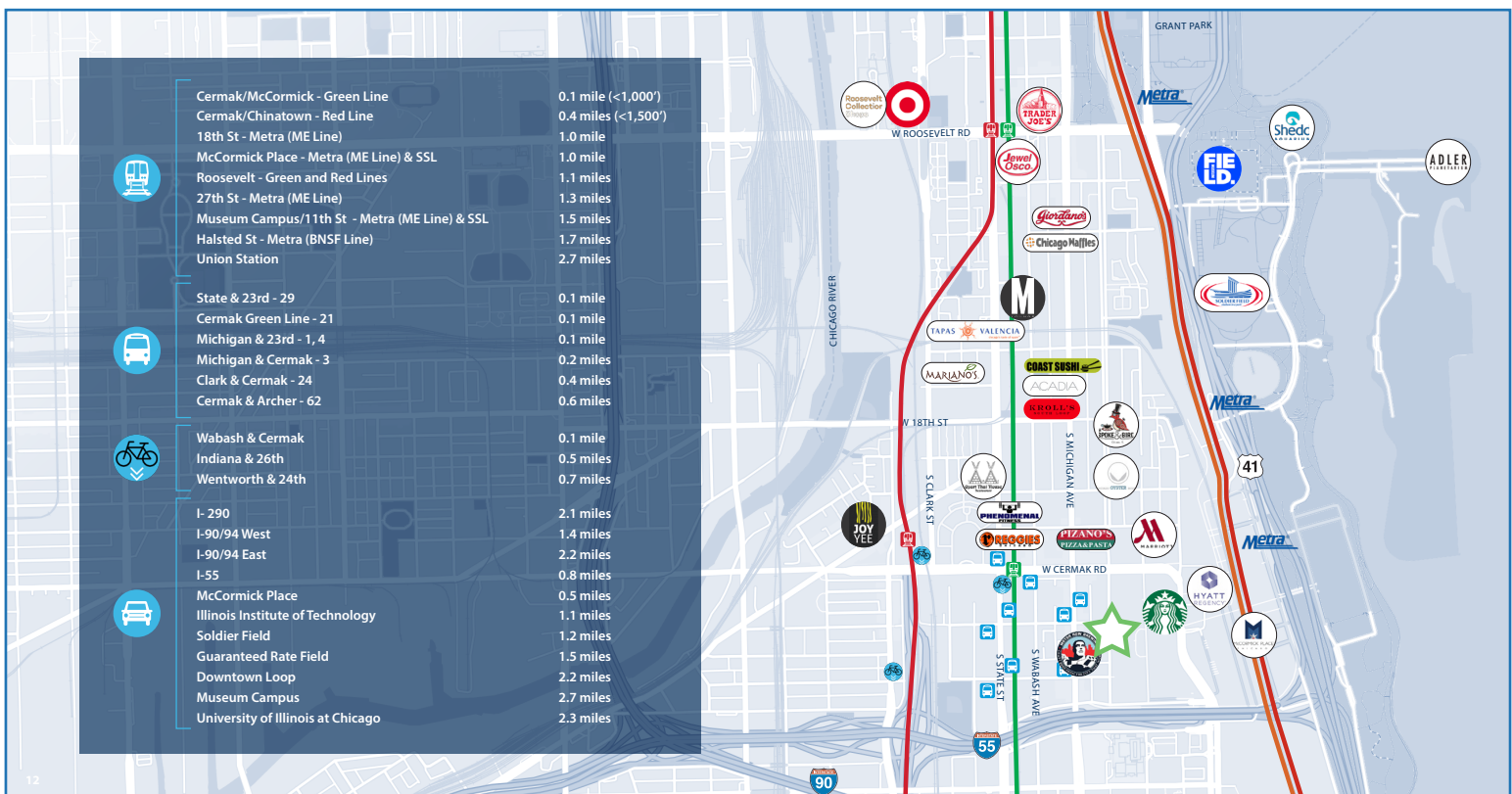
**FRANK MELCHERT, SIOR**  
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## SURROUNDED BY GROWTH

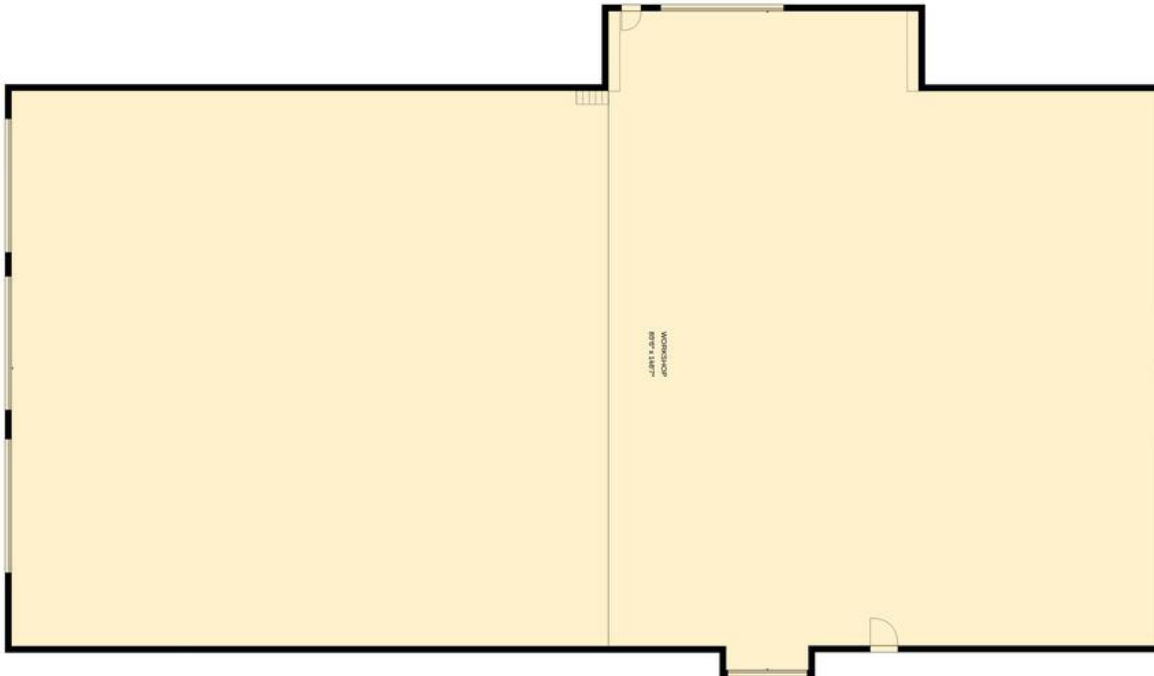




**FOR SALE** 2330-40 S. INDIANA AVE. | CHICAGO, IL



**2330-34 S. INDIANA AVE.**



**Cawley Commercial Real Estate**  
(630) 810-0300  
Two Mid America Plaza, Suite 850  
Oakbrook Terrace, IL 60181

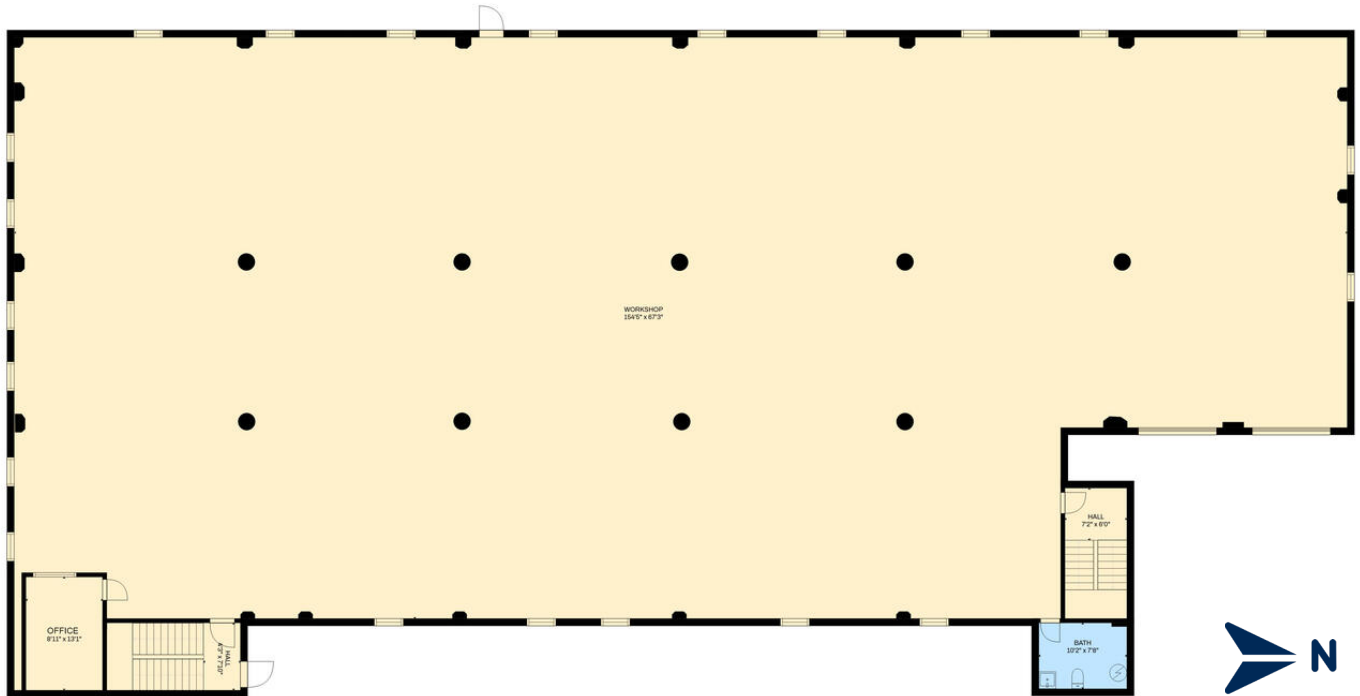
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