

FOR SALE

**Industrial/Flex Property for User/Investor
Plus Additional 16K SF Vacant Lot Included**

**4130 S. Wabash Ave.
Chicago, IL 60653**



Strauss Realty presents a 54,000 SF two-story Timber and Concrete loft building for creative spaces or light manufacturing. It is available in the heart of Chicago's Bronzeville. A 16,000 SF vacant lot on State Street is included for parking or outdoor storage. The building includes new state-of-the-art heavy power, new bathrooms, new alarm system for 24/7 entry, new sprinkler system, and new heating throughout the space. It is ideal for creative space, manufacturing, or an investor looking for a potential multi-tenant building. The building offers amenities such as a new modern common office, a kitchenette, and an outdoor patio. This is a great location located in a TIF Zone with Sox Stadium and IIT nearby, and great accessibility via I-94 and Lake Shore Drive. Also, conveniently located to the State Street buses, Red and Green Line "EL" trains and Metra, and just minutes from downtown Chicago.

Historical Background 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 its most recent use as a warehouse housing over 10,000 machines.

SALE PRICE:	\$2,250,000
SIZE:	54,124 SF Total Building 34,532 SF 1st Floor 19,592 SF 2nd Floor
LEASE OPTION:	\$10 PSF, Modified Gross
LEASE SIZE:	7,500 SF—54,124 SF
ZONING:	M1-2
DOCKS:	2 Shared Interior
DID:	1 Drive-in Door
CEILING HEIGHT:	1st Floor: 9'6" - 18'3" 2nd Floor: 8'3" - 14'2"
ADDITIONAL LOT:	16,085 SF Vacant Lot
PIN#s:	20-03-118-001-0000 20-03-118-002-0000

CONTACT

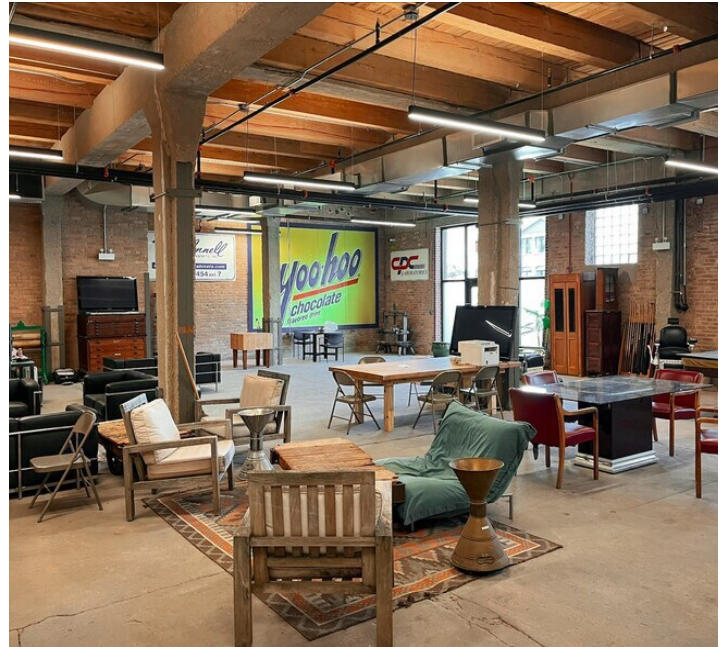
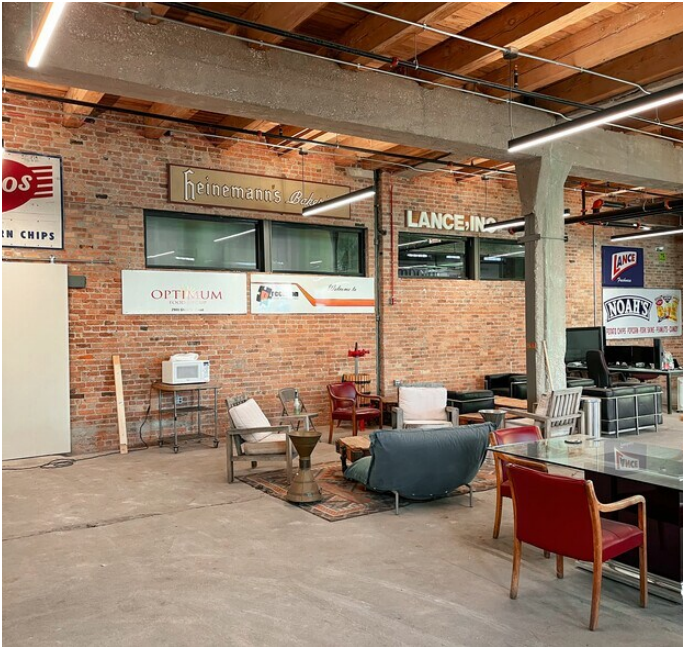
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Interior

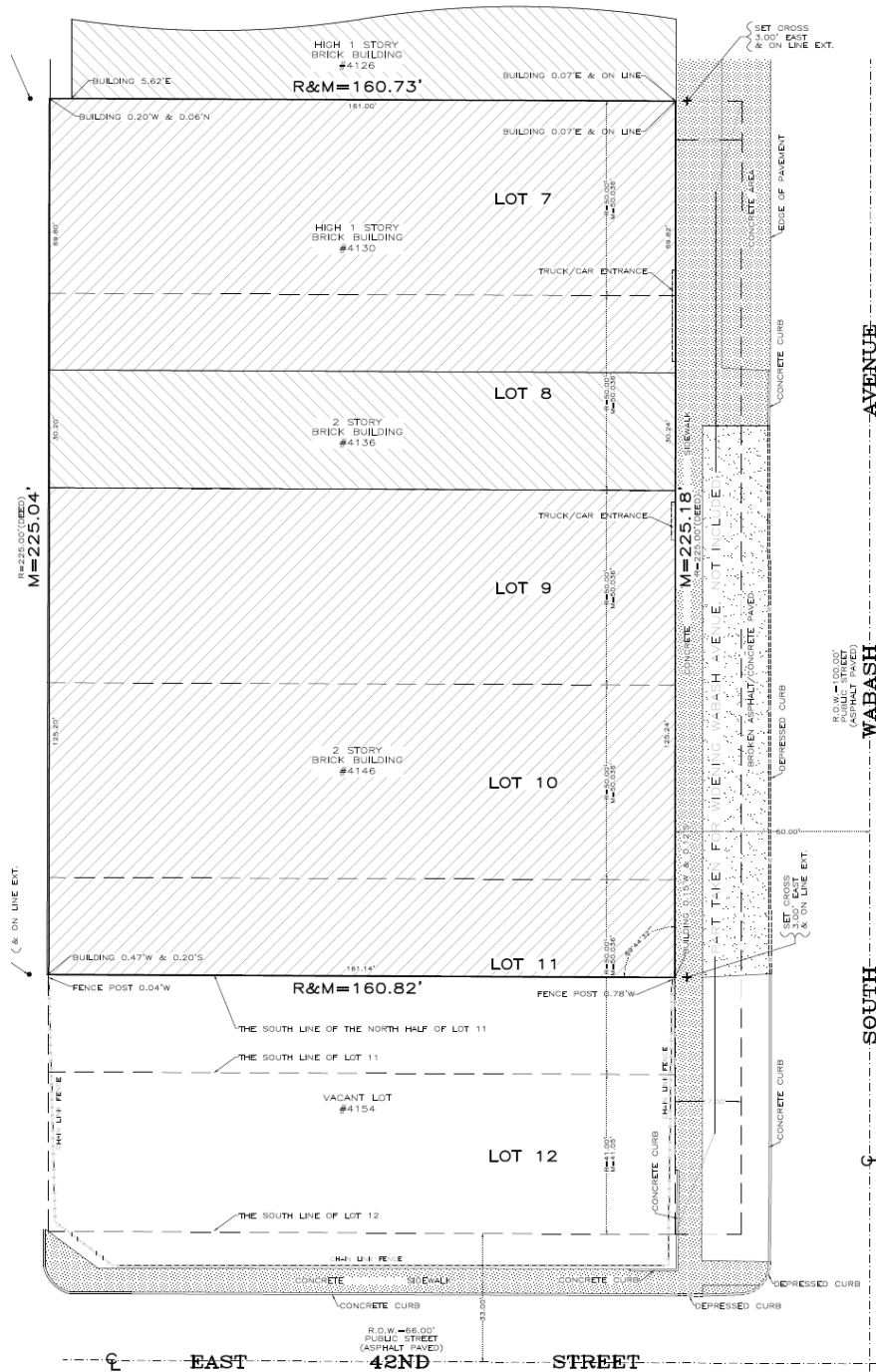


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1st Floor

34,532 SF Available | Ceiling Heights Range from 9'6" - 18'3"



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2nd Floor

19,592 SF Available | Ceiling Heights Range from 8'3" - 14'2"



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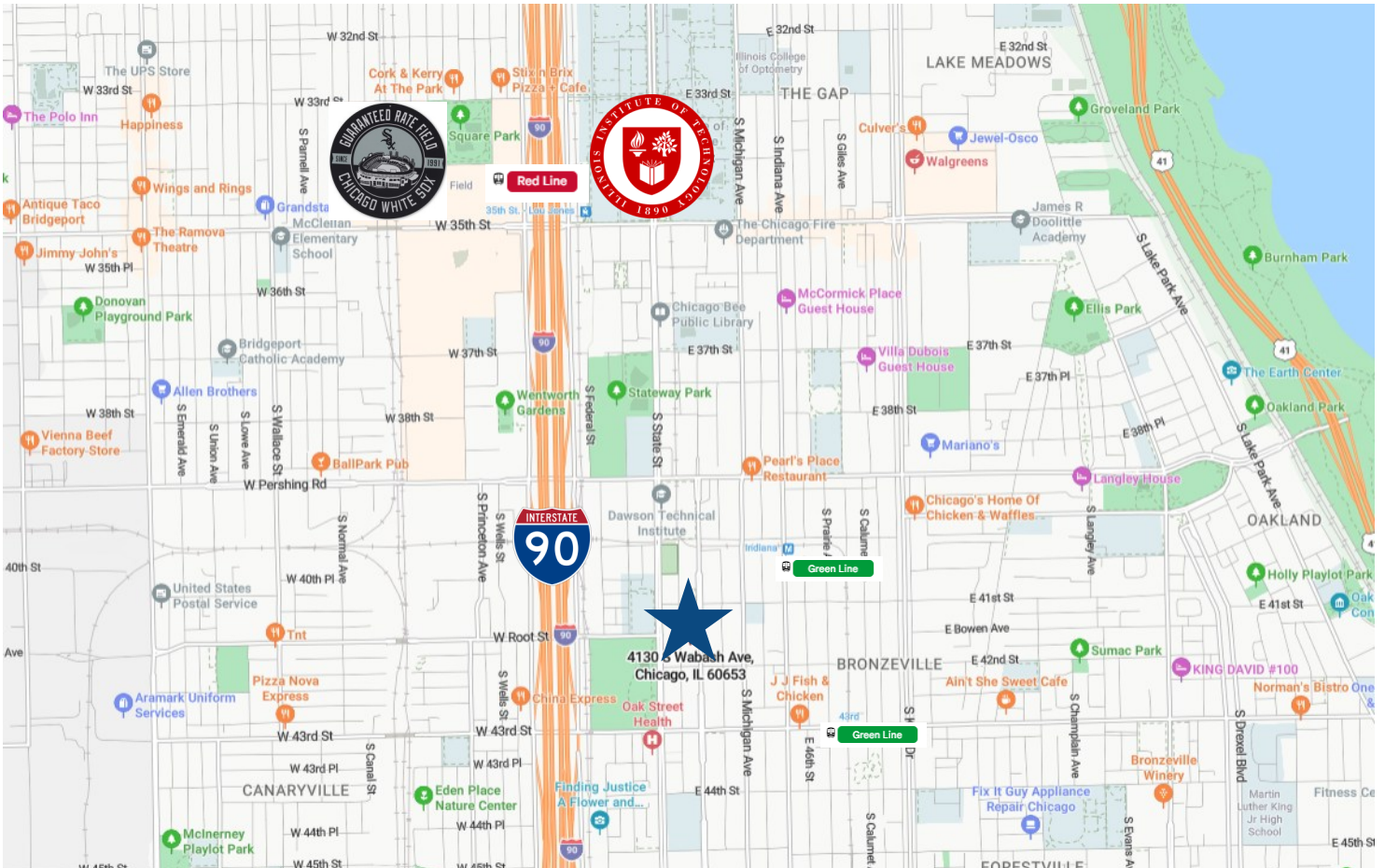
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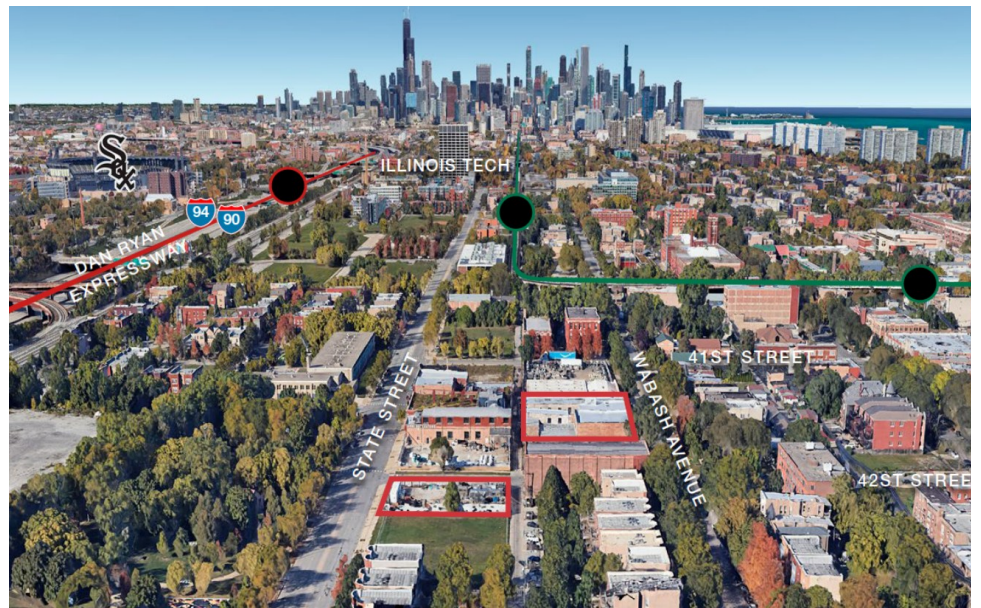
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LOCATION



- Immediate access to I-90 via 43rd street
- 4 minute drive to Sox Stadium
- 6 minute drive to IIT
- 8 minute walk to 43rd Street Green Line (0.4 miles)
- 22 minute walk to 35th Street Red Line (1.1 miles)
- 15 minute drive to downtown Chicago
- 23 minutes to Midway Airport (10.4 miles)
- 40 minutes to O'Hare (20.6 miles)



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