



PROPERTY SUMMARY

Price:	\$5,599,000 \$4,999,000
Size:	147,000 SF Building on 1.15 Acres
NOI:	\$443,000 (July 1, 2025)
Vacancy:	40,557 SF Vacant Potential for Additional \$33,768 in Monthly Income
Zoning:	M1-1
Taxes (2024):	\$160,000 (Estimated)
Docks:	4 Interior
DID:	6 Total
Ceiling Height:	17' Clear—1st floor 14' - 2nd Floor 10' - Lower Level
Power:	1,200a/120-240v 3p Heavy
Elevator:	(1) Freight 10,000 lbs capacity
Ward/Alderman:	Ward 26- Alderman Jessica L. Fuentes

HIGHLIGHTS

- Corner of Armitage & Springfield
- Multi-tenant, multi-use building renovated in 2020
- 147,000 SF building on 1.15 acres
- Potential for additional income by filling vacancy (see availabilities on next pages)
- Ideal for many different type of small to mid-size businesses including artists, photographers, manufacturing, warehouse, and office uses
- Short to long term leases
- Loading docks
- Large windows and skylights
- Newer electric, water and gas
- Several units with newer HVAC
- On-site management
- 24/7 access
- 2 blocks from 606 Trail and adjacent to Marine Leadership Academy and Sharon Christa McAuliffe Elementary School



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4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

MAIN LEVEL
MODIFIED GROSS LEASES



Unit:	Size:	Price:	Description:
102 - Can be combined with 105	4,000 SF	\$3,700.00	Right off the docks, & washroom w/minimum drive in available
105 - Can be	4,000 SF	\$3,700.00	Drive in Door on Springfield, next to loading
108 - Can be combined with 109	3,200 SF	\$2,900.00	Drive in Door, 3 Private Washrooms, Shower & access to Loading Docks
109 - Can be combined with 108	3,600 SF	\$3,300.00	Windows, Drive in Door, Private Washroom and Office
112	2,600 SF	\$2,000.00	Lots of Windows - Open Warehouse space
120 - 121	180 SF	\$300.00—\$1,200.00	Steps from the Loading docks, add'l storage - No windows
124	360 SF	\$540.00	1st floor Steps from Loading Docks - add'l storage - No windows



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UPPER LEVEL MODIFIED GROSS LEASES



Unit:	Size:	Price:	Description:
200B	2,100 SF	\$2,100.00	Lots of Windows, A/C office, sink and steps from Washroom & Elev.
202	825 SF	\$900.00	Skylight Windows, front of Elevator & steps to Washroom
203	1,000 SF	\$1,000.00	Skylight Windows, front of Elevator & steps to Washroom
204	1,300 SF	\$1,200.00	Large Windows & Skylight, steps to Elevator & Washroom
205	1,300 SF	\$1,200.00	Large Windows & Skylight, steps to Elevator & Washroom
205C	610 SF	\$800.00	Windows, steps from Elevator & Washrooms
206	1,300 SF	\$1,200.00	Windows, Skylights, steps from Elevator & Washrooms
207	1,300 SF	\$1,200.00	Large Windows & Skylight, steps to Elevator & Washroom
208	2,100 SF	\$2,000.00	Large Windows & Skylight, steps to Elevator & Washroom
211	2,000 SF	\$2,000.00	A/C office, Skylight Window, steps from Washroom & Eleva-
212 - Can be combined with 213	800 SF	\$800.00	Steps from Elevator & Washroom - No Windows
213-215 - Can be divided - showing 04/01	5,000 SF	\$6,250.00	Next to Elevator, Private Washroom, Ppl Gas & entire space is A/C
226	800 SF	\$1,000.00	Air Condition, Windows, Ppl Gas, steps from Washroom & Elevator



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LOWER LEVEL

4,000 TO 35,000 SF AVAILABLE
MODIFIED GROSS LEASES



3850 WEST CORTLAND, LLC
3850 WEST CORTLAND STREET
CHICAGO, IL

1 LOWER FLOOR PLAN
1/32" = 1'-0"



DATE: 10/11/28
SURVEYOR: MJ
DRAWN BY: MJ

1
SHEET TITLE: 1
SHEET #

November Building Document
1321 Washington
Englewood, IL 60622
P 847.530.1274
www.buildingdocument.com

Size:	Price:	Description:
4,000 SF -35,000 SF	\$5.00-\$8.00	Dock and elevator access, 10' Ceiling Height



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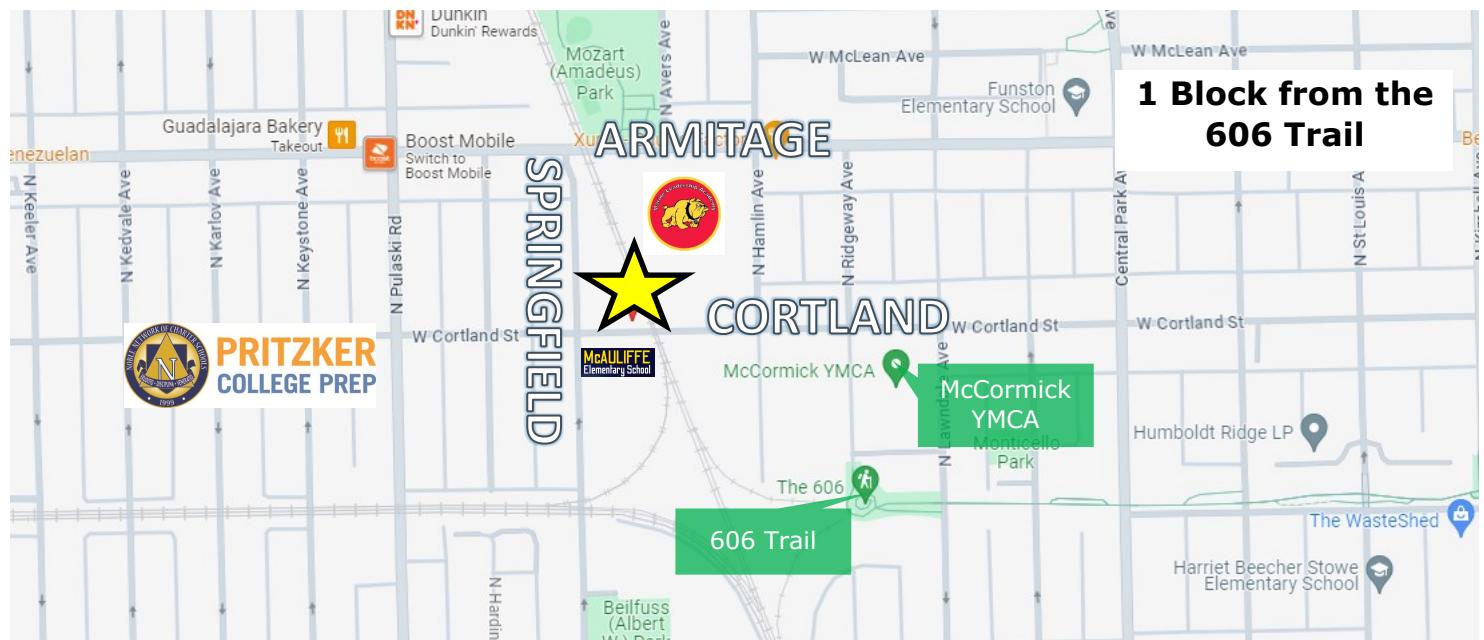
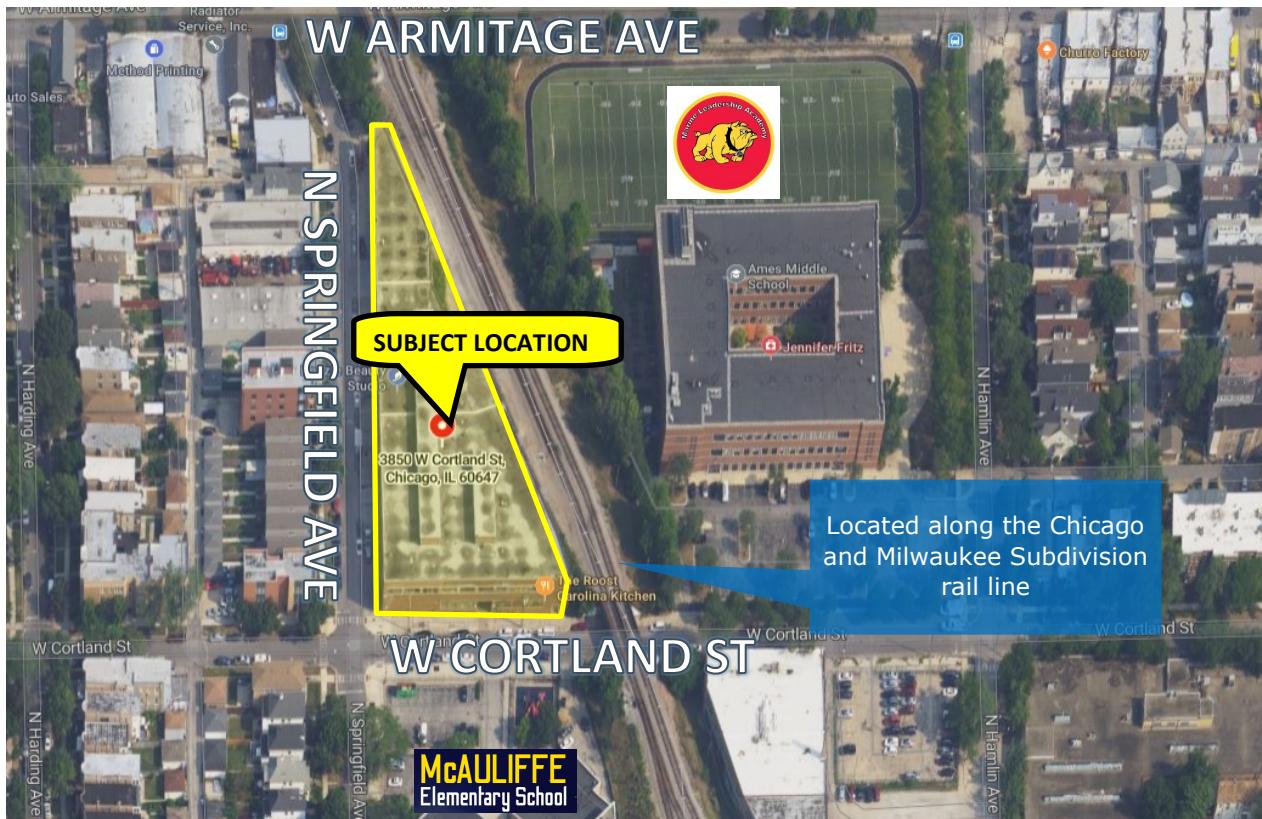
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Location



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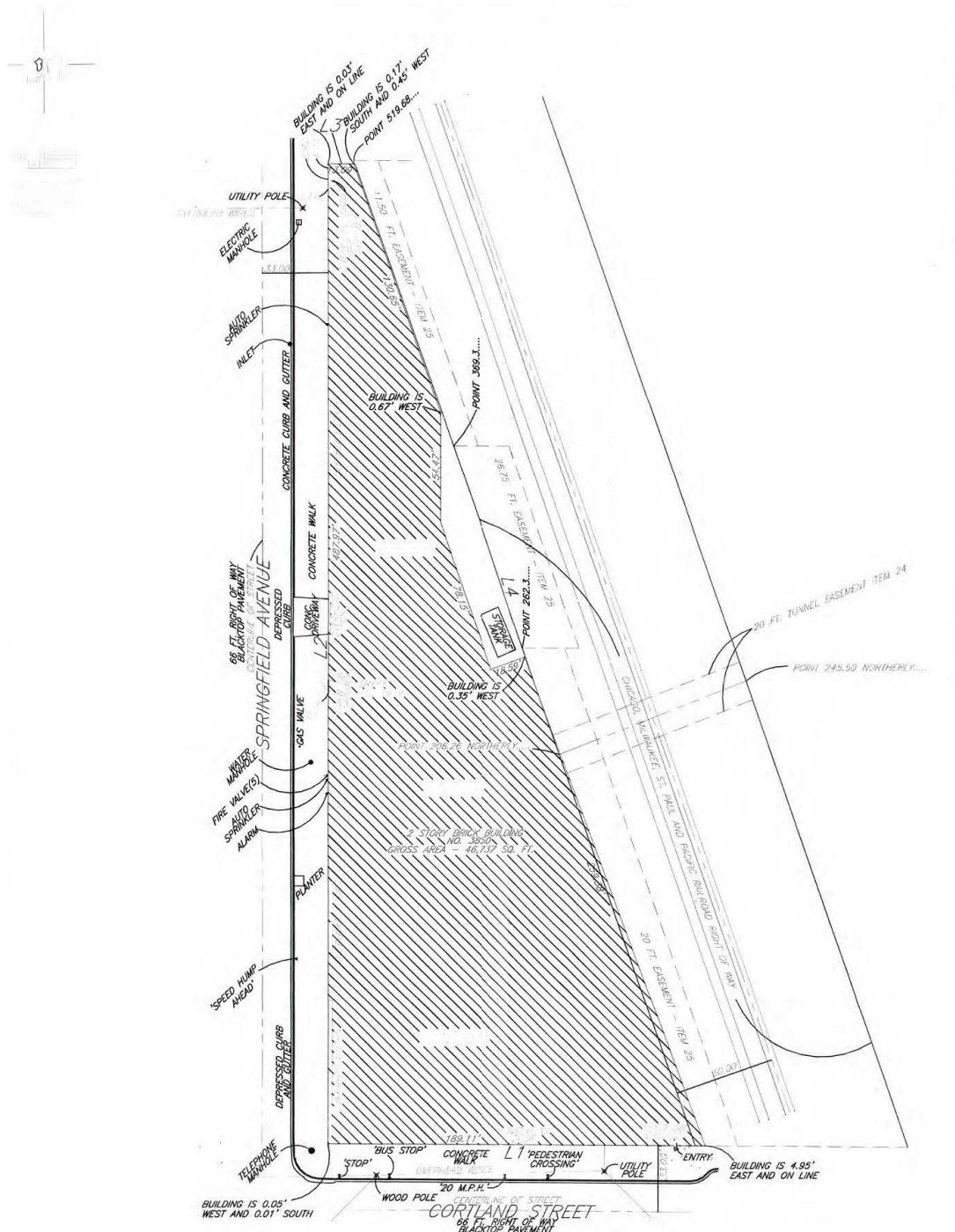
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SURVEY



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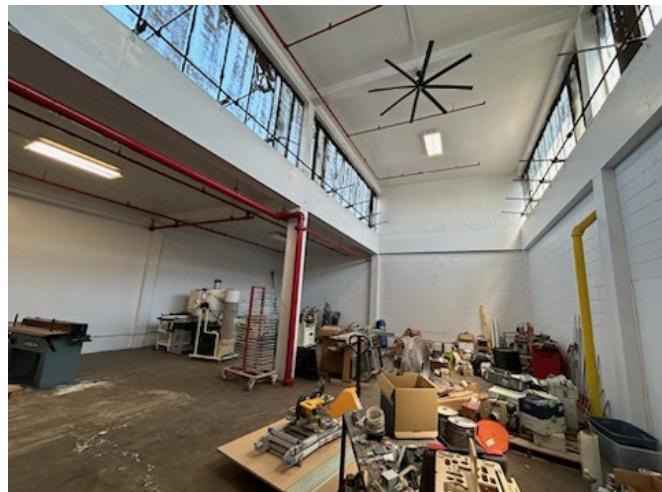
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INTERIOR



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