

# 263 N Oakley Chicago, IL

20,184 SF Available For Sale or Lease



## Property Specifications

Total Size:	20,184 SF
Land Site Size:	0.60 AC
Office Size:	1,600 SF (estimate)
Ceiling Height:	16' clear
Car Parking:	15 spaces (fenced)
Loading:	3 interior docks (with levelers) 1 grade-level door
Real Estate Taxes:	\$3.58/PSF (2024)
Asking Lease Rate:	Subject to Offer
Asking Sale Price:	Subject to Offer

## Property Highlights

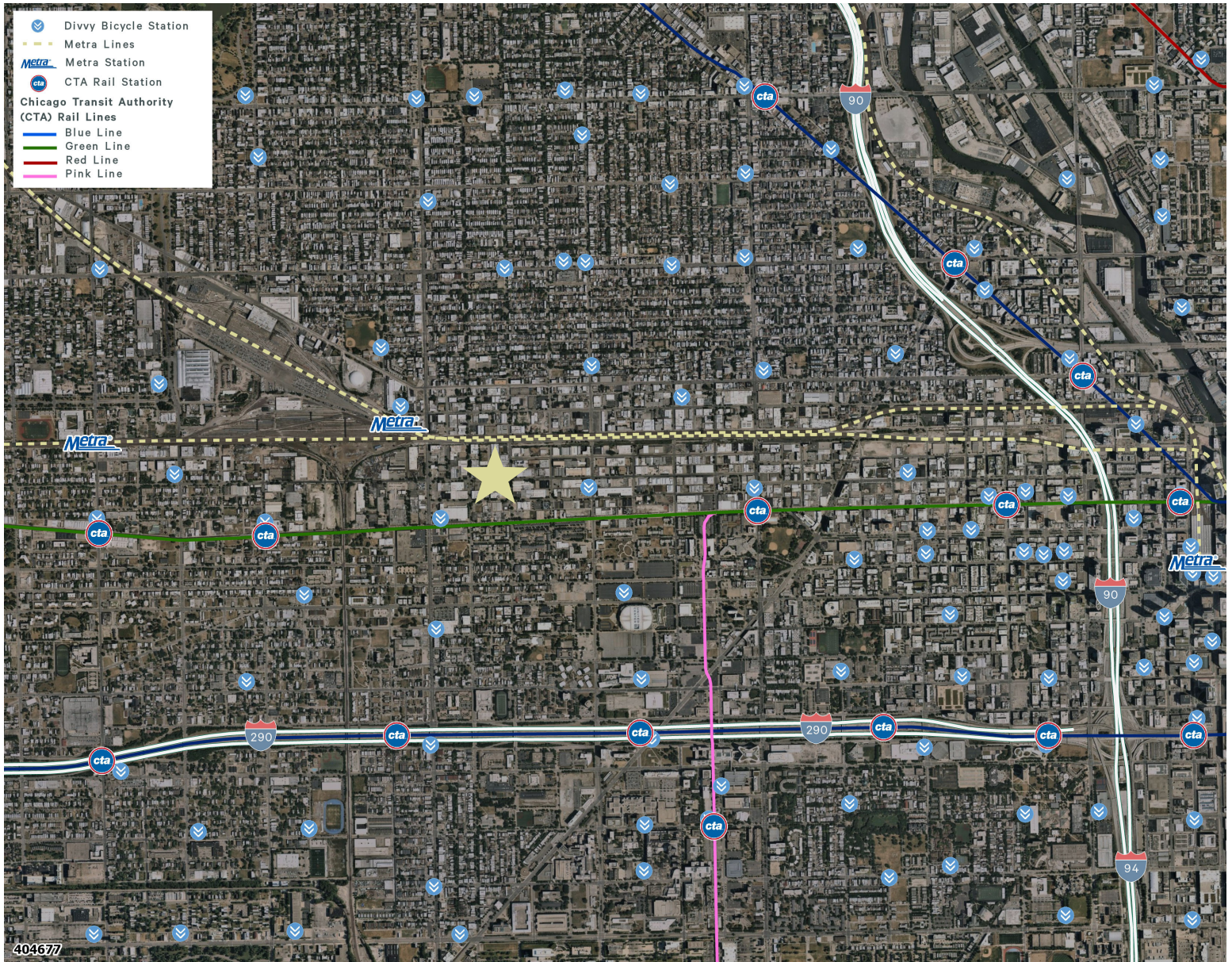
- + Kinzie Industrial Corridor — centralized location attracts diverse labor and talent pools
- + Less than one mile from new, \$60MM Damen Green Line “L” station
- + Free-standing, single tenant facility
- + Secured outside storage and car parking
- + Close proximity to I-290 (Eisenhower Expressway), Fulton Market District, Downtown Chicago
- + High dock count for size of building. Interior docks are 60' deep, which could be used for car or box truck parking.

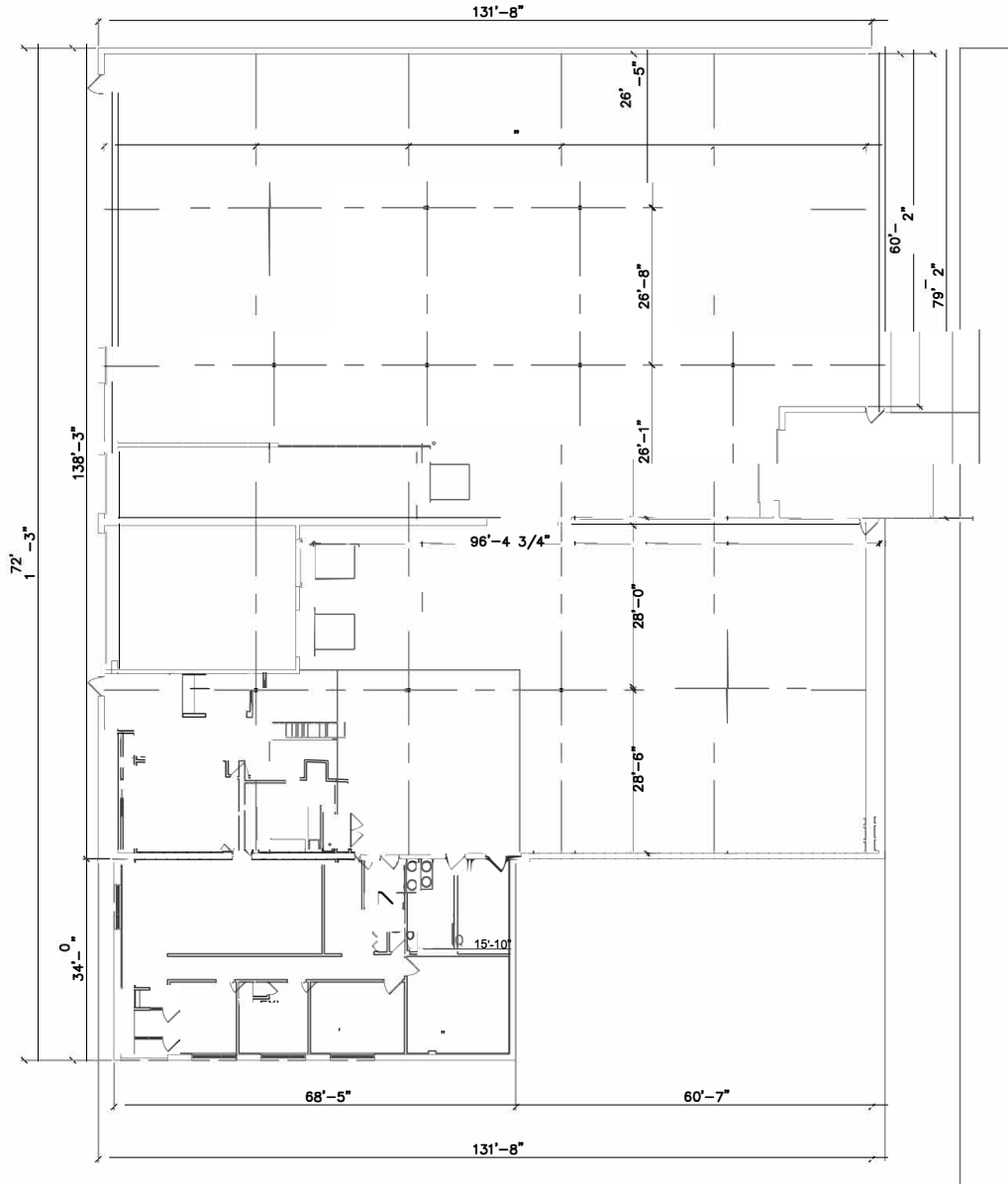


→ New Damen Green Line "L" Station



# Kinzie Corridor Access Map





## Contact Us

**Philip DeBoer**  
Vice President  
+1 708 420 7653  
philip.deboer@cbre.com

**Matt Cowie**  
Senior Vice President  
+1 312 735 6510  
matt.cowie@cbre.com

**Genna Nicketta**  
Transaction Manager  
+1 630 368 5539  
genna.nicketta@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.