

LOGAN SQUARE BUILD-TO-SUIT INDUSTRIAL/FLEX UNITS STEPS FROM THE 606 TRAIL



PROPERTY SUMMARY

Available SF:	1,000 to 35,000 SF
Zoning:	M1-1
Property Size:	147,000 SF Building on 48,221 SF Site
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
- Ideal for many different type of small to mid-size businesses including artists, photographers, manufacturing, warehouse, and office
- 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

Next couple pages show availabilities.



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STRAUSS REALTY, LTD.

4220 W. MONTROSE AVENUE

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

MAIN LEVEL MODIFIED GROSS LEASES



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

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



DATE: 10/11/2018
SURVEYOR: MJ
DRAWN BY: MJ

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Novare Building Document
1321 Washington
Evanston, IL 60202
P: 847.532.1214
www.buildingdocument.com

Unit:	Size:	Price:	Description:
102	4,000 SF	\$4,000.00	Large open space next to loading docks
105	4,000 SF	\$4,000.00	Drive-in door, Office and Open Warehouse
108	3,200 SF	\$4,000.00	Drive-in door, 3 Private Washrooms, Shower & access to Loading Docks
109	3,600 SF	\$3,600.00	Windows, Drive-in Door, Private Washroom and Office
112	2,600 SF	\$2,600.00	Lots of Windows, Open Warehouse Space



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UPPER LEVEL MODIFIED GROSS LEASES



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

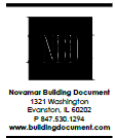
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3850 WEST CORTLAND STREET
CHICAGO, IL



DATE: 08/10/20
SURVEYOR: MJ
DRAWN BY: MJ

SHEET TITLE

3 SHEET #



Unit:	Size:	Price:	Description:
200B	2,100 SF	\$2,200.00	Lots of windows, A/C office, sink and steps from Washroom & Elevator
202	800 SF	\$1,200.00	Skylight windows, front of Elevator and steps to Washroom
203	800 SF	\$1,200.00	Skylight windows, front of Elevator and steps to Washroom
207	1,300 SF	\$1,500.00	Large windows & skylight, steps to Elevator & Washroom
207C	1,200 SF	\$1,700.00	Lots of windows, private washroom, A/C steps from Elevator LEASED!
211	2,000 SF	\$2,000.00	Skylight window, A/C office, steps from Washroom & Elevator
216	620 SF	\$900.00	Windows, A/C, next to Elevator and steps from Washroom
220	1,700 SF	\$2,000.00	Large windows, sink and steps from Washroom & Elevator
221	1,100 SF	\$1,400.00	Large windows, sink and steps from Washroom & Elevator
225	400 SF	\$650.00	Air conditioning, slop sink, large window, steps from Washroom & Elevator
230	400 SF	\$550.00	Large windows and steps from Washroom & Elevator



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



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

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



DATE: 10/11/20
REVISOR: MJ
DRAWN BY: MJ

1

Novamar Building Document
1321 Washington
Evanston, IL 60202
P: 847.626.1274
www.buildingdocument.com

Size:	Price:	Description:
4,000 SF -35,000 SF	\$4.00-\$8.00	Dock and elevator access, 10' Ceiling Height



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Location



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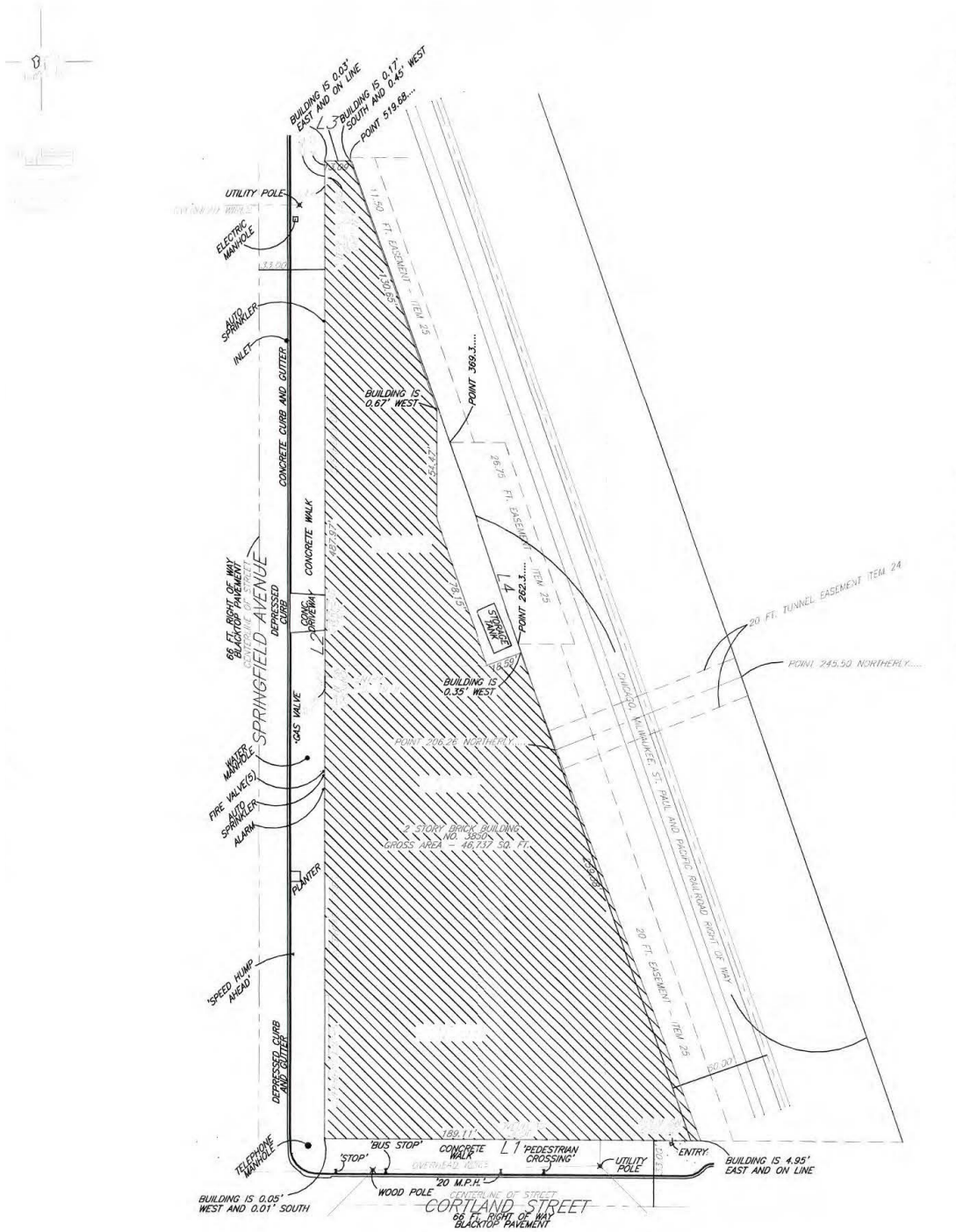
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SURVEY



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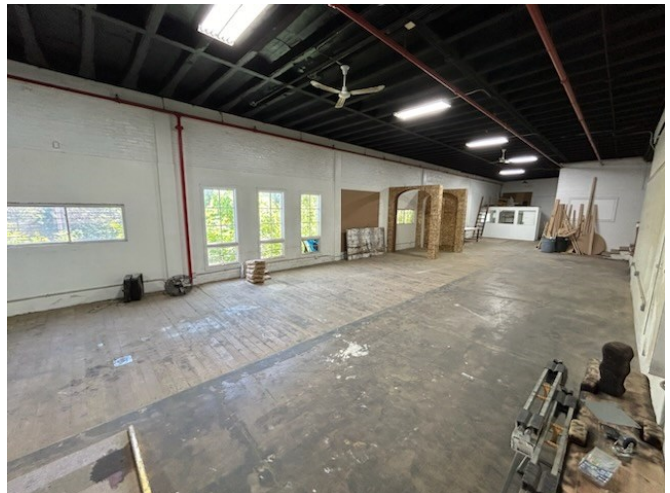
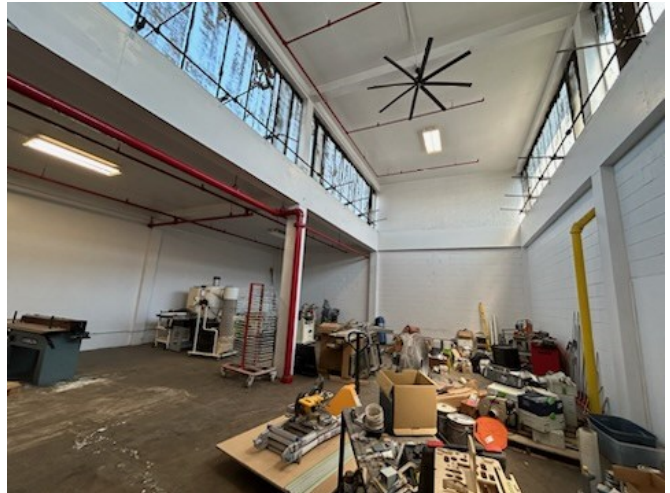
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INTERIOR



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