



**MoHall Commercial**  
& Urban Development

**OFFERING MEMORANDUM**  
For Sale | Industrial Flex / Showroom

**HUMBOLDT PARK / WEST TOWN**

# 3146 W Chicago Avenue

Fully Renovated 6,400 SF Bow-Truss Industrial Flex / Showroom | Chicago, IL 60622

OFFERING	BUILDING	PRICE / SF	ZONING
<b>\$1,300,000</b>	<b>6,400 SF</b>	<b>\$203</b>	<b>M1-2</b>



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01 | THE OFFERING

# Executive Summary

MoHall Commercial & Urban Development is pleased to present 3146 W Chicago Avenue — a fully renovated 6,400 SF industrial flex / showroom asset in Chicago's Humboldt Park / West Town corridor, offered for \$1,300,000 (\$203 PSF).

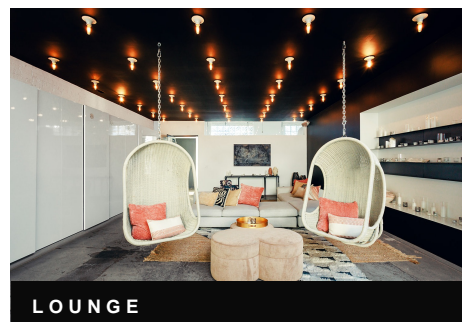
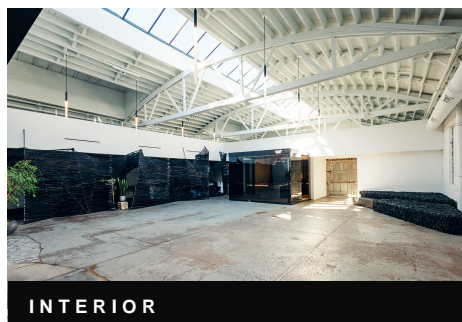
<p><b>OFFERING PRICE</b></p> <p><b>\$1,300,000</b> USD</p>	<p><b>BUILDING SIZE</b></p> <p><b>6,400</b> Square Feet</p>	<p><b>PRICE PSF</b></p> <p><b>\$203</b> Per Square Foot</p>
<p><b>LOT SIZE</b></p> <p><b>6,250</b> SF / 50' x 125'</p>	<p><b>ZONING</b></p> <p><b>M1-2</b> Limited Manufacturing</p>	<p><b>YEAR BUILT</b></p> <p><b>1909</b> Masonry / Bow-Truss</p>

**SIGNATURE FEATURES**

- 75'** **Operable Skylight**  
Full length of building
- 20'+** **Clear Ceiling Heights**  
Clear-span bow-truss
- 1** **Drive-In Overhead Door**  
Practical loading
- 1+** **Mezzanine Level**  
Additional usable SF

**IDEAL BUYER PROFILE**

- › Owner-user seeking signature Chicago industrial asset
- › Last-mile distribution / e-commerce fulfillment operator
- › Creative studio, media production, or showroom tenant
- › Light manufacturer or contractor requiring flex space
- › Institutional investor pursuing urban industrial yield



## 02 | ASSET DETAILS

# Property Overview

A rare turnkey industrial flex asset. Complete specifications below.



INTERIOR / BOW-TRUSS SHOWROOM

## PROPERTY SPECIFICATIONS

ADDRESS	3146 W Chicago Avenue
CITY / ZIP	Chicago, IL 60622
SUB-MARKET	Humboldt Park / West Town
COUNTY / TOWNSHIP	Cook / West Chicago
PIN	16-01-319-017-0000
MLS #	12626368
LOT SIZE	6,250 SF (50' x 125')
BUILDING SIZE	6,400 SF
YEAR BUILT	1909
STORIES	1 + Mezzanine
ZONING	M1-2 (Limited Mfg.)
CONSTRUCTION	Masonry / Brick
BUILDING CLASS	B
CEILING HEIGHT	20' to 20'+ at peak
STRUCTURE	Clear-Span Bow-Truss
LOADING	1 Drive-In OH Door
SKYLIGHT	75' Operable
HVAC	Central A/C + Forced Heat
ELECTRICAL	Circuit Breakers
FLOOR FINISH	Polished Concrete
ACCESS	24-Hour
WALK SCORE	85 / 100
TRANSIT SCORE	66 / 100
2024 TAXES	\$16,489.77

## PRICING & TERMS

# \$1,300,000

\$203 PER SQUARE FOOT

Offered For Sale | Exclusive Right to Sell  
Delivered Vacant | Owner-User or Investor

## POSITIONED FOR

- › **Turnkey**  
Fully renovated; ready for occupancy
- › **Last-Mile Ready**  
4 mi to Loop, 12 mi to O'Hare
- › **Flex Use**  
Warehouse, showroom, studio, office
- › **Brand Presence**  
Designer interior; high-end finishes

**03 | VALUE DRIVERS**

# Investment Highlights

Six reasons this asset commands institutional interest — and outperforms commodity industrial product in today's Chicago market.

## 01

### Fully Renovated

Top-to-bottom designer renovation with premium finishes, polished concrete, modern lighting, and updated electrical, HVAC, and roofing systems. Ready for immediate occupancy.

## 03

### 75' Operable Skylight

Full-length operable skylight floods the space with natural light and fresh air — a showstopping feature that has attracted design, event, and creative tenants at premium rents.

## 05

### Prime Last-Mile Location

4 miles to the Loop, 12 miles to O'Hare, direct frontage on CTA Bus 66, and minutes from I-90/94 and I-290. Walk Score 85, Transit Score 66 — superior for urban last-mile distribution.

## 02

### Clear-Span Bow-Truss

Original 1909 heavy-timber bow-truss structure delivers 20'+ peak ceilings with no interior columns — ideal for racking, open workflow, showroom display, or future creative buildouts.

## 04

### Mezzanine + Outdoor Patio

Mezzanine level expands usable SF for office, studio, or back-of-house, while the gated rear patio and attached 3-car garage with 18' overhead door add functional outdoor and loading area.

## 06

### M1-2 Flexibility

Chicago's Limited Manufacturing District explicitly supports reuse of older industrial buildings — by-right warehouse, distribution, light manufacturing, e-commerce fulfillment, and contractor uses.

**THE BOTTOM LINE**

## Design-forward urban industrial product is scarce.

3146 W Chicago sets the standard for the Humboldt Park / West Town corridor.

## 04 | THE ASSET

# Property Description

*A turnkey industrial flex / showroom asset with showroom-quality finishes, in the heart of Chicago's fastest-growing urban industrial corridor.*

Located in the heart of Chicago's rapidly growing Humboldt Park and West Town industrial corridor, 3146 W Chicago Avenue presents a rare opportunity to acquire a fully renovated 6,400 SF industrial flex warehouse designed for both operational efficiency and high-end showroom presence. Situated on a 50' x 125' (6,250 SF) lot and zoned M1-2 (Limited Manufacturing District), the property supports a wide range of industrial uses including warehouse, distribution, light manufacturing, contractor space, and e-commerce fulfillment.

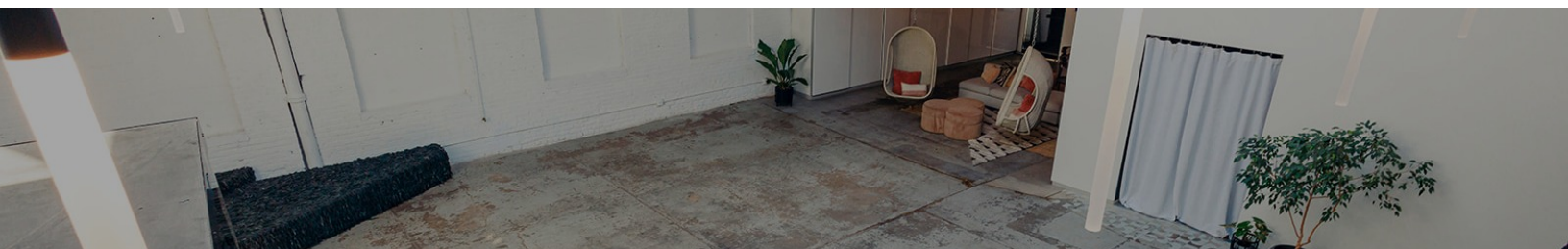
Originally constructed in 1909, the building features a clear-span bow-truss structure with ceiling heights ranging from 20' to 20'+ at the peak, providing the vertical clearance and open layout required for racking, storage, and efficient workflow without interior columns. The property is equipped with one drive-in overhead door allowing for practical loading and deliveries.

What truly differentiates this property is its complete designer renovation and showroom-quality interior. A dramatic 75-foot operable skylight runs the full length of the building, flooding the space with natural light and creating an environment that feels more like a flagship showroom than a traditional warehouse — ideal for businesses that value branding, client experience, and presentation.

The interior includes polished concrete flooring, modern lighting, updated electrical with circuit breakers, central HVAC with forced-air heating, and a flexible layout that allows for seamless integration of warehouse operations with office or creative workspace. A mezzanine level provides additional square footage for office, administrative, or studio use.

From a logistics standpoint, the property is strategically positioned for last-mile distribution and urban industrial use, with quick access to I-90/94 (Kennedy Expressway) and I-290 (Eisenhower Expressway), providing efficient connectivity to Downtown Chicago, O'Hare International Airport, and the greater Chicagoland industrial network.

In a Chicago market where quality industrial buildings offering both functionality and design command premium attention, 3146 W Chicago Avenue stands out as a true flex industrial showroom asset — positioned for owner-users, e-commerce operators, contractors, light manufacturers, and creative businesses.



HUMBOLDT PARK / WEST TOWN / CHICAGO, IL

6,400 SF | M1-2 Zoning | Fully Renovated | \$1,300,000 | \$203 PSF

05 | IMAGERY

# Property Photography

Interior — bow-truss showroom, mezzanine view, and designer lounge.



**INTERIOR** Clear-span bow-truss structure with 75' operable skylight



**MEZZANINE VIEW** Overhead perspective of open floor plate



**DESIGNER LOUNGE** Showroom-quality common area

05 | IMAGERY

# Exterior & Outdoor Space

Street presence, gated outdoor patio, and attached garage access.



**OUTDOOR PATIO** Gated patio with 18' overhead door access to interior



**EXTERIOR / STREET PRESENCE** Frontage on W Chicago Ave

**AT A GLANCE**

**6,400**  
SF Building

**20'+**  
Ceiling Heights

**85**  
Walk Score



A NEW STANDARD FOR URBAN INDUSTRIAL

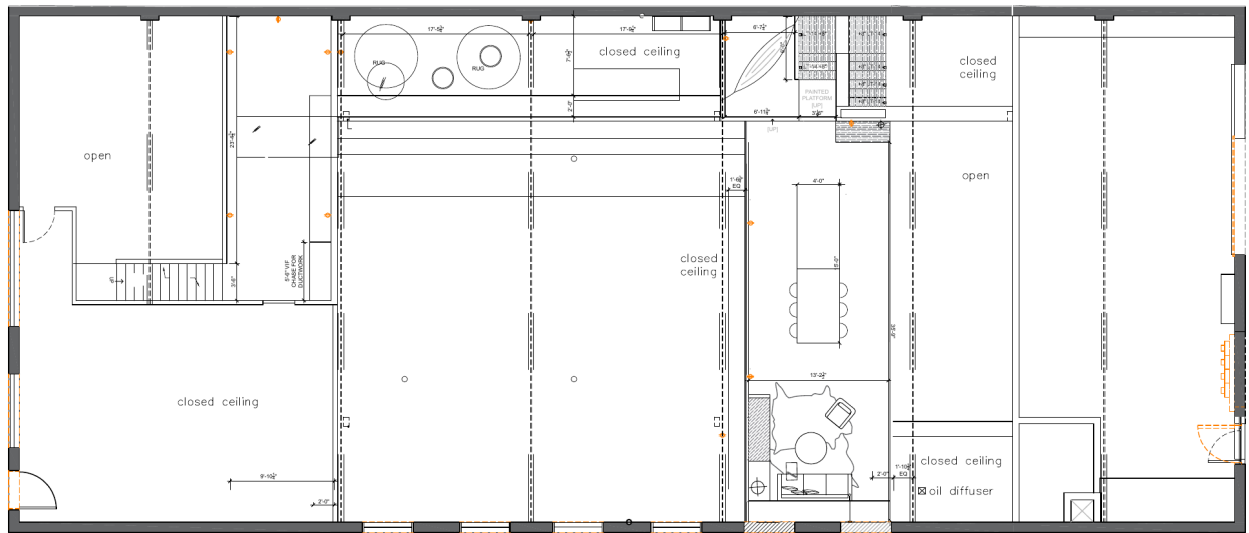
**Industrial function,  
*showroom presence.***

06 | LAYOUT

# Floor Plan

Open floor plate with mezzanine above. Approximately 6,400 SF of usable industrial flex space.

## FLOOR PLAN



FLOOR PLAN  
SCALE: 1/8" = 1'-0"

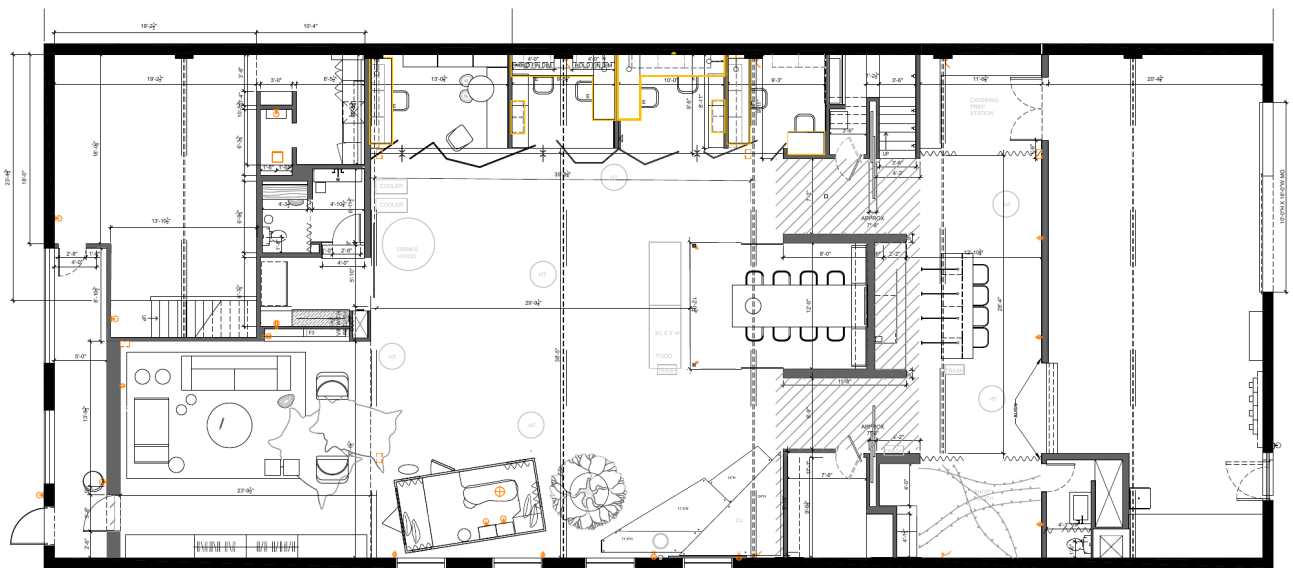
FLOOR PLAN	
DATE	09/22/18

06 | LAYOUT

# Flex / Event Layout

Alternate configuration illustrating layout flexibility for events, showrooms, studios, and hospitality uses.

## FLOOR PLAN



-  x 2
-  x 5
-  x 2

 FLOOR PLAN  
SCALE: 1/8" = 1'-0"

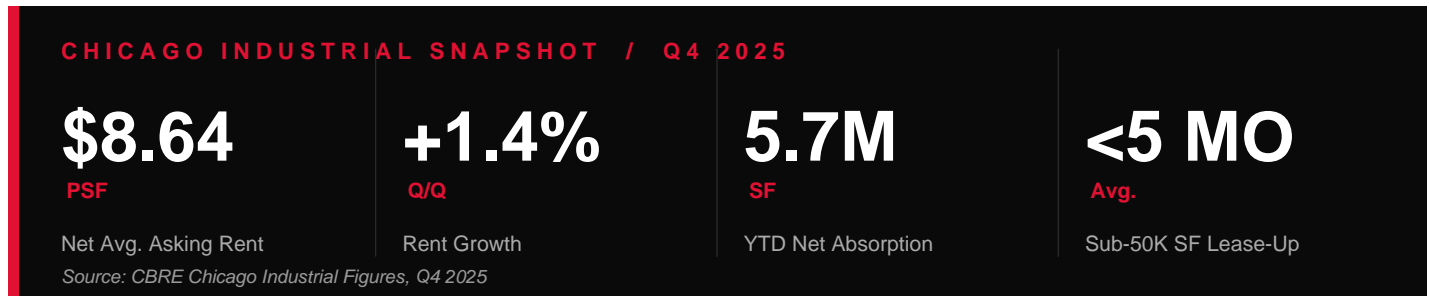
FLOOR PLAN	
DATE	09.22.15



## 07 | MARKET FUNDAMENTALS

# Chicago Industrial — Q4 2025

Chicago remains North America's largest big-box industrial market and a top destination for last-mile and flex product. Q4 2025 fundamentals point to stable, sustainable growth.



## MARKET STRENGTH

Chicago anchors North America's industrial market as the nation's largest big-box hub and a premier destination for last-mile and flex product. Q4 2025 extended a multi-year run of rent growth, reaching \$8.64 PSF net on a 1.4% quarterly gain. Small-format urban industrial product continues to command a meaningful premium over the metro average — with flex space pricing well above headline rents.

### CHICAGO RENT BENCHMARKS (PSF / YR)

Flex Space	~\$15.00
Small-Bay Industrial	\$11 – \$12
Chicago Metro Avg.	\$8.64
Big-Box (Large)	\$5 – \$8

## INVESTMENT DEMAND

Institutional capital is actively targeting Chicago industrial assets, with buyer activity up ~40% year-over-year and logistics and last-mile product driving the majority of closed transactions. Sub-50K SF urban industrial — the category this asset occupies — benefits from scarce supply, fast lease-up velocity, and durable rent growth that supports pricing.

### WHY 3146 W CHICAGO

Urban last-mile location	✓
Size advantage (<50K SF)	✓
Fully renovated / turnkey	✓
M1-2 by-right flexibility	✓
Showroom-quality presentation	✓

## LAST-MILE ADVANTAGE

### Urban infill industrial < 50,000 SF is the scarcest segment in Chicago.

National data shows sub-50K SF warehouses lease in under 5 months on average — compared to 11–13 months for 50K–100K+ SF product — reflecting structural demand for small-format urban last-mile space that cannot be replicated by new development.

08 | SUB-MARKET

# Humboldt Park / West Town

Positioned at the center of one of Chicago's most active urban industrial corridors — surrounded by retailers, national tenants, and rapidly appreciating mixed-use development.

LOCATION SCORES

<b>85</b> <small>WALK SCORE</small> Very Walkable	<b>66</b> <small>TRANSIT SCORE</small> Good Transit	<b>4 MI</b> <small>TO THE LOOP</small> Downtown Chicago	<b>12 MI</b> <small>TO O'HARE</small> International Airport
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**DRIVE TIMES & ACCESS**

› I-90 / 94 Kennedy Expressway	~2 miles
› I-290 Eisenhower Expressway	~1.5 miles
› Downtown Chicago / Loop	~4 miles
› O'Hare International Airport	~12 miles
› Midway International Airport	~9 miles
› CTA Bus Route 66 — Chicago Ave.	Direct frontage
› CTA Blue Line — Western Station	~1 mile
› Metra — Western Ave. Station	~1.5 miles

**AREA DEMOGRAPHICS**

METRIC	1-MILE	3-MILE
Total Population	<b>39,340</b>	<b>392,232</b>
Total Households	<b>13,397</b>	<b>142,690</b>
Median HH Income	<b>\$47,606</b>	<b>\$65,748</b>
Daytime Employees	<b>9,556</b>	<b>213,024</b>

**NEARBY TENANTS & AMENITIES**

- National Retailers:** Aldi · Chase Bank · T-Mobile · Dunkin' · Subway · Domino's · Popeyes · Foot Locker · BP · Wingstop
- Local Lifestyle:** First Ascent Rock Climbing · On Your Mark Gym · Christ Weber Garden Center
- Dining:** Kai Zan · Boulangerie · Rootstock · Heritage · Feed · and a growing cluster of independent operators
- Context:** Humboldt Park was named one of Chicago's highest-appreciation neighborhoods since 2000.

## 08 | POSITION

# Chicago's Urban Renaissance

The Humboldt Park / West Town submarket sits at the intersection of historic industrial stock and Chicago's most active neighborhood growth — a combination that creates durable demand for reposition and owner-user capital.

The West Chicago Avenue corridor runs through the center of three Chicago neighborhoods experiencing sustained population and investment growth: Humboldt Park, West Town, and East Garfield Park. The sub-market is buffered to the east by the West Loop and Fulton Market — two of the most expensive commercial submarkets in the Midwest — creating a natural spillover demand corridor westward.

Chicago's M1 Limited Manufacturing zoning framework was expressly designed to “promote high-quality new development and reuse of older industrial buildings.” The City's Industrial Corridor Modernization Initiative — along with overlapping TIF districts including the Kinzie Industrial Corridor TIF and Chicago/Central Park TIF — provides a long-term public policy backdrop that supports property values in this corridor.

For owner-users and investors, 3146 W Chicago offers a rare combination: protected industrial zoning, infill urban location, sub-50K SF size class, and designer-grade improvements. Replacement cost for a comparable renovated building would materially exceed the current offering price.

## WHY THIS CORRIDOR

### + Protected Industrial Zoning

Chicago restricts new industrial-to-residential rezonings, preserving land value and use flexibility for current owners.

### + Infill Location

Minimal greenfield industrial land is available within 5 miles of Downtown Chicago — driving durable demand for renovated urban product.

### + Transit-Rich Labor Pool

Direct CTA Bus 66 frontage and walking proximity to Blue Line provides reliable access for workforce and clients.

### + Neighborhood Momentum

Humboldt Park, Logan Square, and West Town rank among the highest-appreciation Chicago neighborhoods of the last 20 years.

### + Public Incentive Overlay

The property's ward sits within the Chicago/Central Park TIF — small-business improvement grant programs are active in the area.



EXCLUSIVELY OFFERED BY MOHALL COMMERCIAL & URBAN DEVELOPMENT

09 | ENTITLEMENTS

# Zoning & Use Flexibility

CURRENT ZONING

# M1-2

Limited Manufacturing / Business Park District  
City of Chicago | Cook County

M1-2 DISTRICT PURPOSE

“Accommodates low-impact manufacturing, wholesaling, warehousing, and distribution activities that occur within enclosed buildings. Intended to promote high-quality new development and reuse of older industrial buildings.”

— Chicago Zoning Ordinance §17-5-0102

BY-RIGHT PERMITTED USES

LOGISTICS & DISTRIBUTION

- › Warehouse
- › Distribution center
- › E-commerce fulfillment
- › Last-mile delivery hub
- › Wholesale

MANUFACTURING

- › Light manufacturing
- › Assembly operations
- › Product testing
- › Processing (enclosed)
- › Contractor services

COMMERCIAL / CREATIVE

- › Showroom
- › Studio / production
- › Creative office
- › Photo / film studio
- › Gallery / exhibition

DETAILED PROPERTY FEATURES

STRUCTURE		SYSTEMS		INTERIOR	
CONSTRUCTION	Masonry / Brick	HEAT	Forced Air	FLOOR FINISH	Polished Concrete
YEAR BUILT	1909	A/C	Central Air	MEZZANINE	Yes
STORIES	1 + Mezzanine	ELECTRICAL	Circuit Breakers	OVERHEAD DOOR	1 Drive-In
CEILING HEIGHT	20' to 20'+	FIRE PROTECTION	Extinguishers	STORAGE	Yes
CLEAR SPAN	Yes	SKYLIGHT	75' Operable	KITCHEN	Yes (Full)
BOW-TRUSS	Yes (Original)	RESTROOMS	Public + Private	CONDITION	Fully Renovated

TAX & OWNERSHIP

2024 PROPERTY TAXES	PIN	OWNERSHIP	TOWNSHIP
<b>\$16,489.77</b>	<b>16-01-319-017-0000</b>	<b>LLC</b>	<b>West Chicago</b>



**MoHall Commercial**  
& Urban Development

FOR INFORMATION, CONTACT

Exclusively listed by MoHall Commercial

**LEAD BROKER**

# Meet the advisor *behind this offering.*



**DESIGNATED MANAGING BROKER**

## Moses Hall

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**\$1,300,000 / 6,400 SF / M1-2**

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