



**1378**  
**W. KINZIE**  
STREET

*Photo AI enhanced for marketing purposes*

# KINZIE CORRIDOR REDEVELOPMENT

NEAR  
FULTON MARKET



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# Property Details

Asking Price	Subject to Offer
Building Size	±30,000 SF
Site Size	±12,721
Zoning	PMD-4
Ceiling Height	11' - 22'
Parking	Available, Onsite
PIN(s)	17-07-240-035-0000 17-07-240-033-0000
Sub-Market	Kinzie Corridor
Aldermanic Ward	27th   Burnett



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# Property Highlights

- 30,000 SF Kinzie Corridor re-development opportunity.
- The property features three (3) drive-in doors, skyline views, potential for large rooftop deck with 360 degree views, one (1) freight elevator (decommissioned), and brick & timber and concrete and steel construction.
- High-bay, crane building consists of direct street access and +22' ceiling height.
- Located in Enterprise Zone 4 and along the Metra tracks, offering excellent signage potential to +90,000 daily riders.
- Direct Interstate Access to I-90/94 & I-290 within 1-mile and easily accessible to the Ashland CTA Station.
- Conveniently located to benefit from the high demand and continued development of Fulton Market, which features high-profile headquarters, luxury residential development, best-in-class dining and entertainment and the emergence of luxury brand shopping.
- In the immediate vicinity of "The 1901 Project" which will transform Chicago's West Side with a \$7 billion investment and ~55-acres of mixed-use development surrounding the United Center.



# Property Overview

1648 West Kinzie Street presents a rare opportunity to acquire a 30,000 SF redevelopment asset in Chicago's highly sought-after Kinzie Corridor. **Positioned at the intersection of the rapidly expanding Fulton Market district and the transformative West Side growth corridor**, the property offers investors, developers, and owner-users the chance to reposition a substantial urban industrial building in one of the city's most dynamic locations.

The existing improvements feature a highly functional layout with three (3) drive-in doors, high-bay crane space, direct street access, and 22'+ clear ceiling heights. Constructed with a combination of brick & timber, concrete & steel, the building offers authentic industrial character paired with robust structural integrity. Additional features include a decommissioned freight elevator, skyline views, and the potential to create a large rooftop deck with panoramic 360-degree views of Chicago's skyline, **creating compelling adaptive reuse possibilities for creative office, showroom, entertainment, residential loft, or mixed-use concepts.**

Strategically located within Enterprise Zone 4, the property may benefit from valuable development incentives while also offering exceptional visibility along the Metra rail corridor with signage exposure to 90,000+ daily riders. Accessibility is unmatched, with immediate connections to I-90/94, I-290, and the Ashland CTA Station all within approximately one mile.

The surrounding area continues to experience extraordinary momentum fueled by the success of Fulton Market, home to global corporate headquarters, premier dining, entertainment, luxury residential development, and emerging high-end retail. Additionally, the nearby \$7 billion "1901 Project" surrounding the United Center is set to reshape Chicago's West Side with approximately 55 acres of mixed-use development, further accelerating demand and long-term value for well-located assets such as 1648 West Kinzie Street.



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# Additional Photos



**16418**  
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# Additional Photos



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# Area Map





# Zoning Details

**PMD-4 (Kinzie Industrial Corridor), Subarea A,** is a Chicago Planned Manufacturing District, specifically designated to protect industrial, manufacturing, and commercial uses, generally prohibiting residential development.

Subarea A is situated along the corridor to support existing industrial businesses while restricting non-industrial land uses in that designated portion.

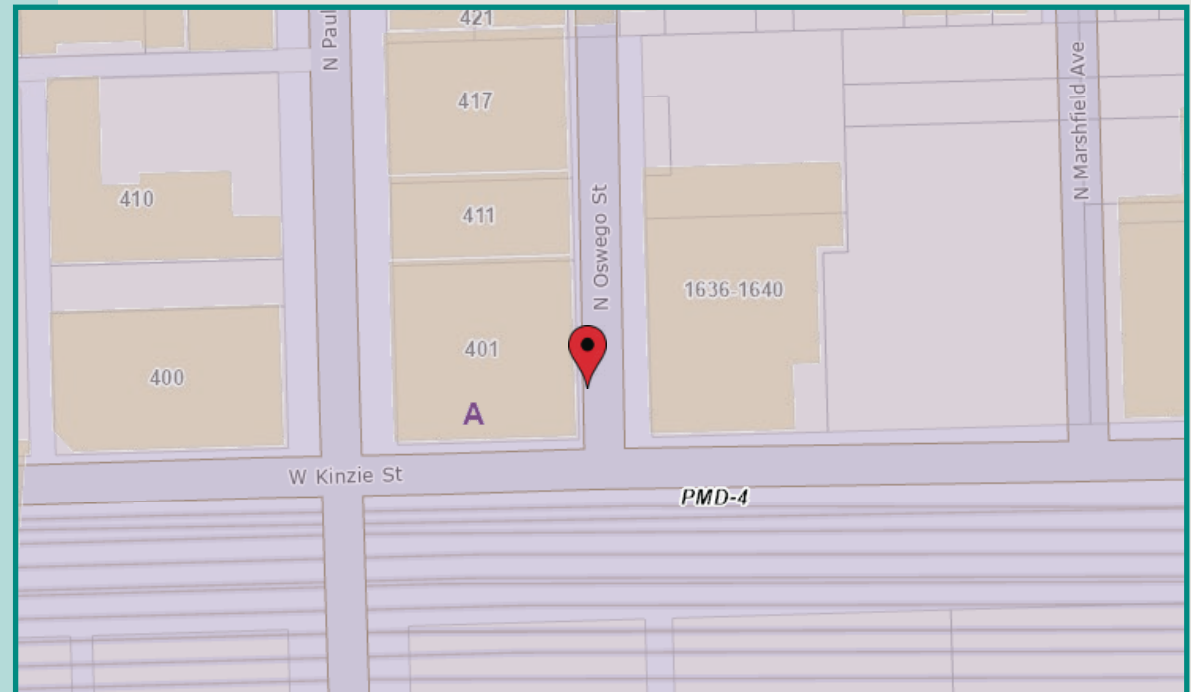
## Key aspects of PMD-4 (Kinzie Corridor) include:

**Purpose:** To strengthen industrial employment and encourage investment.

**Subarea A Location:** Often associated with the western, more industrial-focused portion of the Kinzie Industrial Corridor.

**Restrictions:** Prohibits new residential uses to preserve the industrial base.

**Changes:** The area was previously modified, reducing its size and splitting it into subareas to accommodate shifting business needs.



# Enterprise Zone Details

## ENTERPRISE ZONE 4 (EZ-4) - INDUSTRIAL INCENTIVES

1648 W Kinzie St is situated within Chicago's **Enterprise Zone 4**, offering meaningful financial incentives that directly benefit industrial users, logistics operators, and manufacturers.

### KEY ADVANTAGES FOR INDUSTRIAL USERS:

- **Sales Tax Exemption on Building Materials**  
Significant savings on construction and build-out costs for warehouse improvements, expansions, and repositioning.
- **Machinery & Equipment Sales Tax Exemption**  
State-level exemption (6.25%) on qualifying manufacturing and processing equipment—ideal for production, assembly, and distribution operations.
- **Utility Tax Exemption**  
Reduced operating expenses on electricity, gas, and telecom—particularly impactful for high-consumption industrial users.
- **Investment Tax Credit**  
State income tax credit tied to capital investment in facilities and equipment, improving overall project returns.
- **Real Estate Transfer Tax Exemption**  
Potential reduction in acquisition costs for qualifying buyers.
- **Property Tax Reduction Programs**  
Eligibility for Cook County Class 6b/7b incentives, which can materially lower property taxes for industrial redevelopment and occupancy.

source: [cityofchicago.org](http://cityofchicago.org)



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# Sub-Market Overview

**THE KINZIE CORRIDOR** has emerged as one of Chicago's most sought-after urban sub-markets, anchored by the rapid growth of Fulton Market and the broader West Loop technology and innovation district. Once an industrial warehouse corridor, the area has undergone a dramatic transformation into a hub for creative office, technology companies, hospitality, and high-end residential development.

Global companies including Google, McDonald's, and numerous tech and media firms have helped solidify the corridor's reputation as a premier destination for modern office space and experiential retail. The area's adaptive reuse of historic brick-and-timber buildings, combined with new Class A developments, has created a unique environment that blends character, walkability, and urban energy.

Strategically located just west of Chicago's central business district, the Kinzie Corridor benefits from exceptional connectivity via the CTA Green and Pink Lines, nearby Metra stations at Ogilvie Transportation Center, and quick access to Interstate 90/94. The neighborhood is surrounded by a rapidly growing residential population and a thriving dining and entertainment scene that draws visitors from across the city.

For investors and users alike, the Kinzie Corridor represents a high-growth urban sub-market where strong tenant demand, continued development momentum, and proximity to major employment hubs support long-term value and investment potential.



## Area Drivers



## 1-Mile Area Demographics



### ESTIMATED POPULATION

58,123



### ESTIMATED DAYTIME POPULATION

56,572



### MEDIAN HOUSEHOLD INCOME

\$146,091



### TOTAL BUSINESSES

3,668



### ESTIMATED HOUSEHOLDS

29,934



### TOTAL EMPLOYEES

47,577

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