

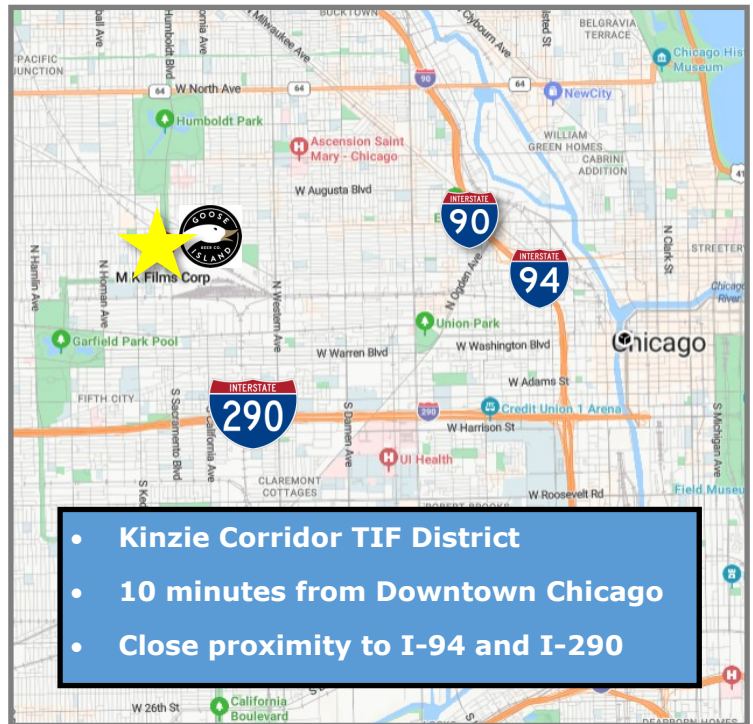
KINZIE INDUSTRIAL CORRIDOR

51,312 SF CREATIVE/INDUSTRIAL/FLEX PROPERTY FOR SALE



Must See Property for Sale! 51,312 SF industrial, creative, and flex building in Kinzie Industrial Corridor (only 10 minutes from downtown Chicago). Located at Ohio and Sacramento, directly across from Goose Island Barrel Warehouse in TIF, Enterprise, and Empowerment Zones. The property features 14' clear ceiling height, 3 exterior docks, 4 drive-in doors, and HVAC throughout most of the space. Renovated in 2017, it boasts a rooftop with stunning city skyline views. The warehouse includes partial barrel-truss construction. Portions of the building are currently leased.

| | |
|------------------------|---------------------------------------|
| Sale Price: | \$5,500,000 \$4,999,000 |
| Building Size: | ±51,312 SF |
| Land Size: | ±43,683 SF |
| Ceiling Height: | 14' Clear |
| Docks: | 2 Exterior |
| Drive-In Doors: | 5 |
| Sprinklers: | Wet |
| Power: | Ample |
| HVAC: | Majority of building has HVAC. |
| Zoning: | M1-2 |
| Taxes (2023): | \$167,362.75 |
| Year Built: | 1946 (Renovated in 2017) |
| Ward: | Ward 27—Alderman Walter Burnett |



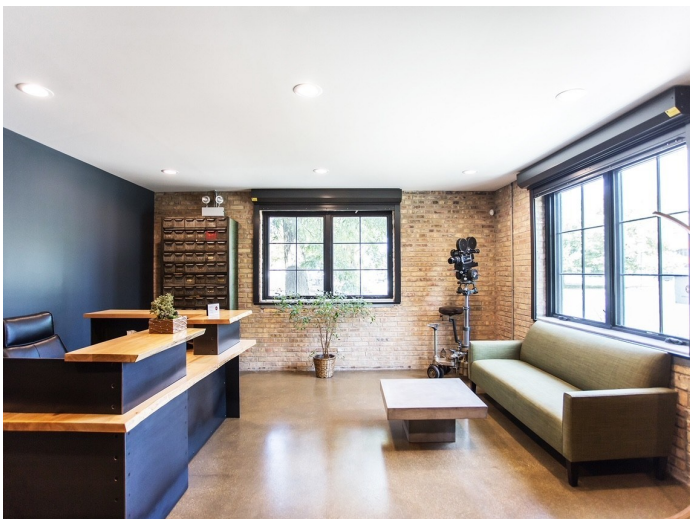
ADAM SCHNEIDERMAN, SIOR
847-826-4467
ADAM@STRAUSSREALTY.COM

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

STRAUSS

REALTY, LTD.

548 N. SACRAMENTO BLVD.
CHICAGO, IL 60612



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