



cawley CHICAGO

13000

**SOUTH
KOSTNER
AVENUE**

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**OFFERING MEMORANDUM
NORTH LAWNSDALE**

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OPPORTUNITY



As Exclusive Listing Broker, Cawley Commercial Real Estate Company is pleased to present an opportunity to acquire and invest at 1300 S. Kostner Ave., situated in Chicago's Historic Industrial Corridor: North Lawndale.

Situated midblock on S. Kostner Ave., with key thoroughfares W. Roosevelt Rd. and W. 16th St. to the north and south, this property spans a 93,737 Sq. Ft. land site. The building totals approximately 70,000 Sq. Ft., the southern 200' frontage faces east towards S. Kostner Ave. The site is strategically positioned within the northwest section of the industrial pocket of the North Lawndale neighborhood. Zoned for manufacturing (M2-3) as-of-right, 1300 S. Kostner Ave. offers a diverse range of possibilities for potential end users.

The property is divided into two distinct sections: the west section, occupied by a design company, is approximately 26,000 Sq.Ft., has clear heights of 20', and includes four (4) enclosed loading docks (61' dock to door) on the southeast wall opening to the parking lot. The east section, currently occupied by a studio company and a fiber glass company, is approximately 44,000 Sq.Ft., has clear heights of 14', and contains two (2) spray booths for product finishing. Additionally, a below-grade section with a mezzanine - this space is used for storage, locker rooms, and office in the mezzanine. Loading includes three (3) external recessed loading docks on the south side of the building, facing east, and one (1) drive in door on the south wall. To the south and west of the building there is an approximately 25,000 Sq. Ft. concrete paved lot with access from S. Kostner Ave.

The entire building, constructed with durable masonry and steel, features ceiling units and an oversized ground unit for heating, while the office spaces are equipped with A/C and heat control.

Notably, the property has undergone extensive capital improvements since current ownership's acquisition in 2007, including tuck-pointing, roof replacement, HVAC enhancements, and general maintenance.

Beyond its building specifications, 1300 S. Kostner Ave. is strategically positioned to benefit from various city, state, and federal programs aimed at supporting business and development initiatives. The property falls within a Qualified Opportunity Zone, HUB Zone, Enterprise Zone, Roosevelt/Cicero TIF & SBIF District, the Invest South/West Initiative, a Priority Investment Corridor, Qualified Investment Area, and is Eligible for the Large Neighborhood Opportunity Fund and Build Community Wealth Bonus. Additionally, it aligns with the ETOD Connected Communities Ordinance and resides within a NMTC (New Market Tax Credit) Designated Area.

With its substantial land size, efficient building footprint and clear heights, loading capabilities, designated employee parking, and prime location in the industrial sector of North Lawndale neighborhood, this industrial gem presents a compelling opportunity for investors or owner/users to swiftly purchase and operate from day one.



14' Clear Height Interior



20' Clear Height Interior

VISUAL SUMMARY

Unit Size: 50,000 Sq. Ft.

3 Ext. Loading Docks

14' Clear

LXP: 6/30/2025

Shared Parking & Loading

Unit Size: 20,000 Sq. Ft.

4 Internal Loading Docks

20' Clear

HIGHLIGHTS

VALUE ADD

- Potential Sale Leaseback (20,000 Sq. Ft.) at FMV
- In place lease (32,500 Sq. Ft.) LXP 6/30/2025, below FMV

DIRECT ACCESS to I-290 Interstate via S. Kostner Ave.

HIGH CLEAR HEIGHTS (20' and 14')

AMPLE POWER: 480V | 3 Phase

HEAVY LOADING CAPABILITIES:

- 4 Interior Docks
- 3 Exterior Docks
- 1 Drive in Door

FULLY HEATED WAREHOUSE

FULLY HEATED AND A/C OFFICE

CAPITAL IMPROVEMENTS:

- New Roof in last 5 years
- Well maintained warehouse interior

DESIGNATED EMPLOYEE PARKING

FULLY SPRINKLERED

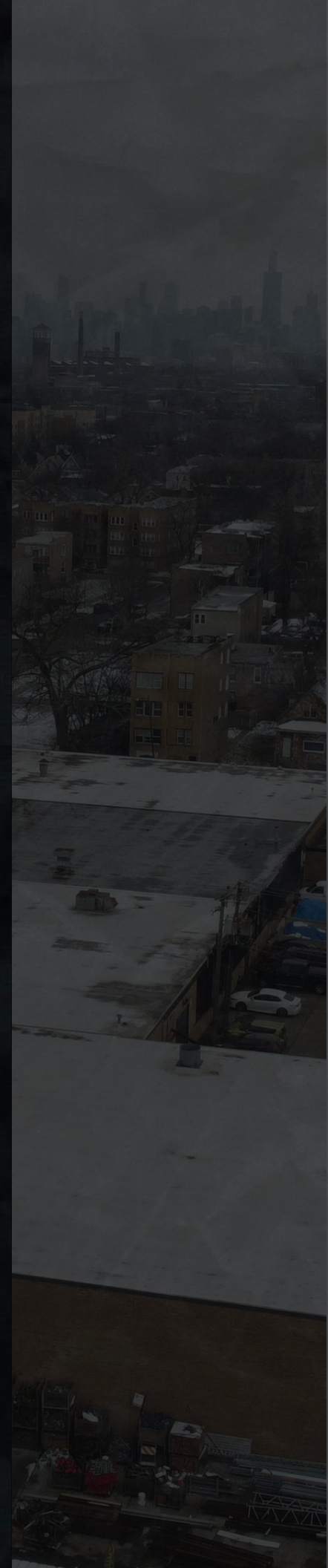
THREE (3) SEPARATE ELECTRIC METERS -
Opening Up Multi-Tenant Revenue for an Investor

Located Within Multiple Federal, State and City
INCENTIVE ZONES

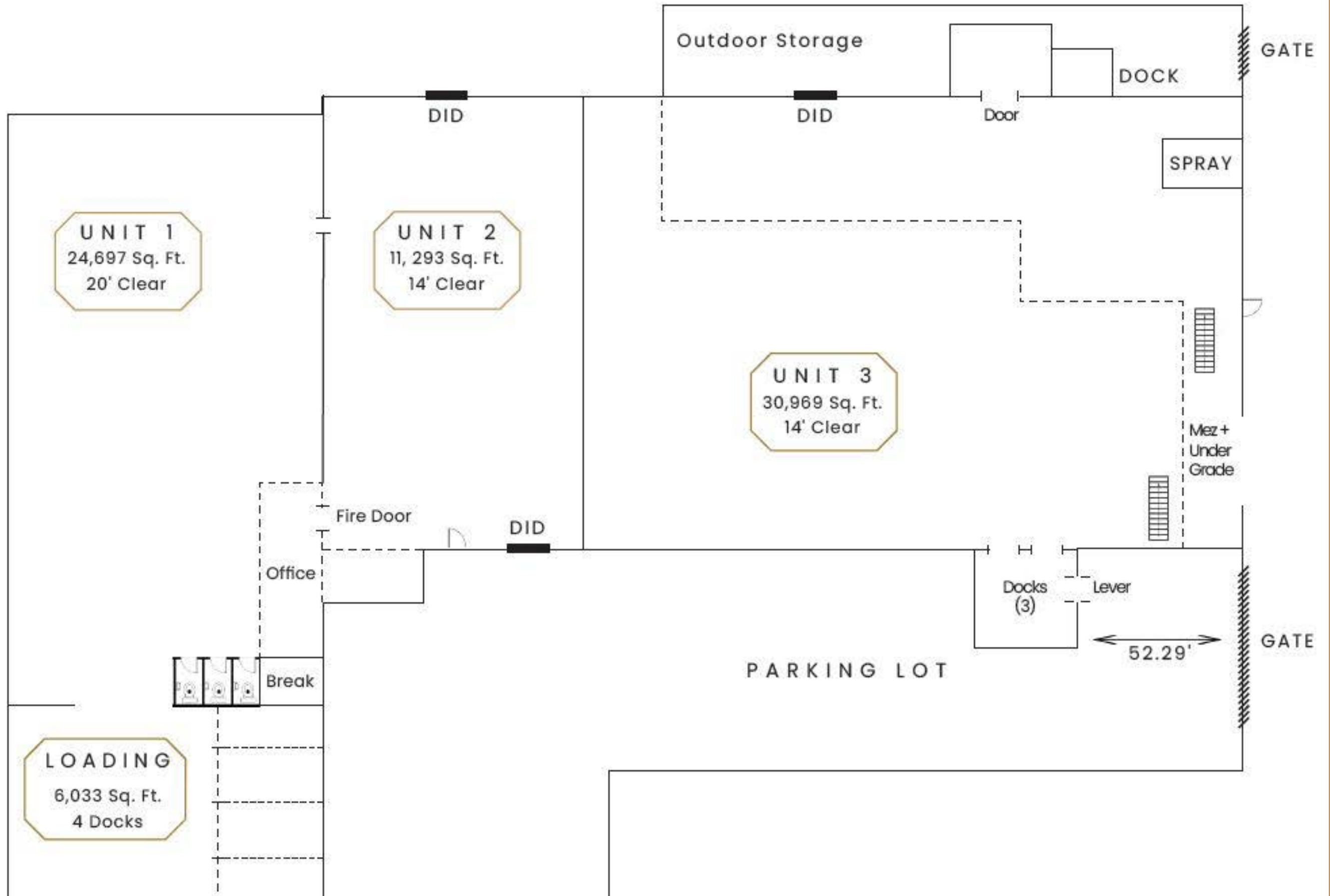
PROPERTY SPECIFICATIONS

Property Address:	1300 S. Kostner Ave. Chicago
Parcel ID Number:	16-22-107-003-0000
Lot Address:	16-22-107-015-0000 16-22-107-020-0000 16-22-107-021-0000
Total Land Area (Per CC Assessor):	91,056 Sq. Ft.
Property Lot Dimensions:	246' N/S x 388' E/W x 230' N/S x 201' E/W x 46' N/S x 188' E/W
Frontage:	200' N/S on S. Kostner Ave.
Building Footprint:	66,707 Sq. Ft.
Est. Total Building Area:	70,000 Sq. Ft.
Total Number of Stories:	One (1) + Mezzanine
Year Built:	1964
Building Construction:	Masonry & Steel
Building Use:	Warehouse & Manufacturing
Current Occupancy:	100%
Delivery Upon Sale:	Vacant

Loading:	Four (4) Internal Loading Docks [61' Dock to Door] Three (3) External Loading Docks One (1) Drive in Door [12' Height]
Sprinklered:	YES
Utilities:	Warehouse: Fully Heated Office: Fully Heated and A/C
Column Spacing:	30' E/W x 50' N/S
Clear Heights (Bottom of Beams):	West: 20' East: 14'
Clear Heights (Floor to Ceiling):	West: 22'4" East: 16'
Floor Drains:	YES
Cranes:	NO
Parking:	Approx. 25,000 Sq. Ft. lot
Stairwells:	YES (to Mezzanine)
Elevator:	NO
Power:	480V 3 Phase
Zoning:	M2-3
Real Estate Taxes (2022):	\$102,711 (\$1.47 per Sq. Ft.)



FLOOR PLAN



NORTHLAWNDALE



7 Minute Drive to I-290

13 Minute Drive to I-55


1300 SOUTH KOSTNER AVENUE

14 Minute Drive to I-90/94

W. Roosevelt Rd.

Addams/ Medill Park



W. 16th St.

W. Ogden Ave.

W. Cermak Rd.

S. Pulaski Rd.

S. Kedzie Ave.



Henry C. Palmisano Nature Park

Douglass (Anna & Frederick) Park

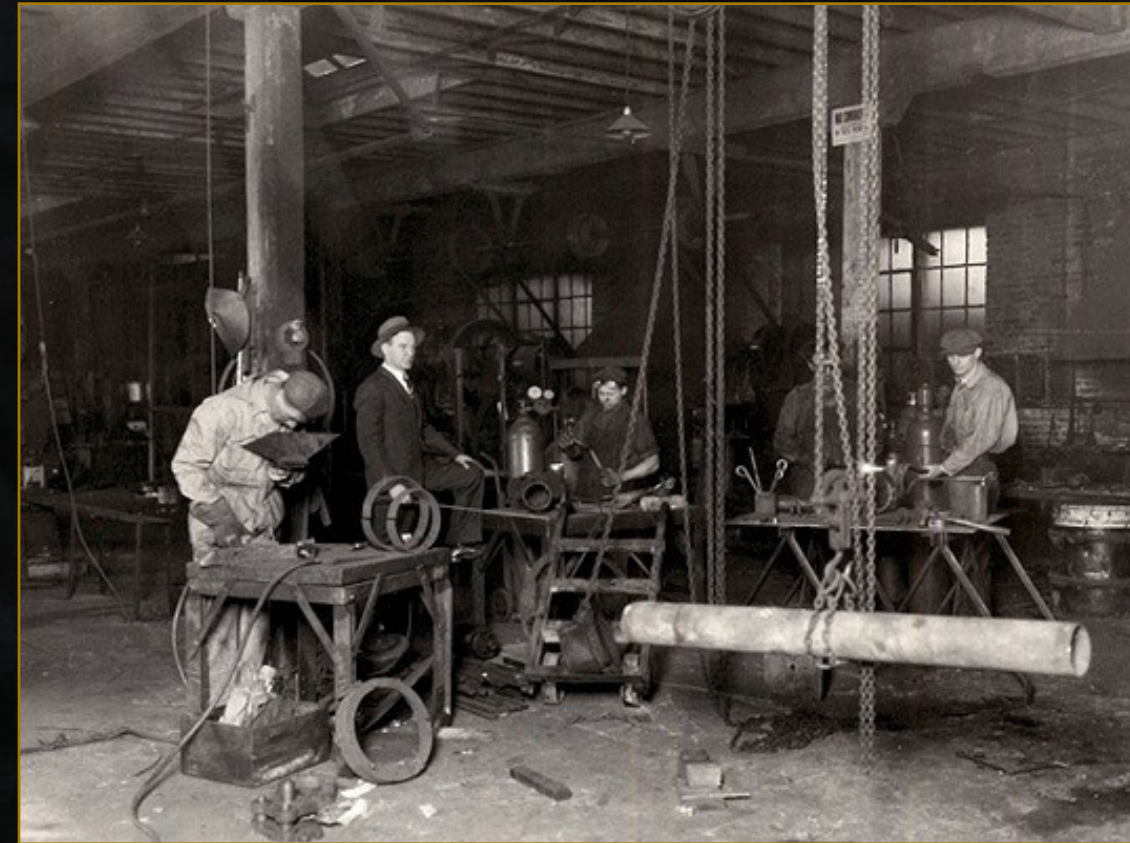
La Villita Park

(Mark) Park

AS THE GROWTH OF CHICAGO SHIFTS IN THE WEST DIRECTION



North Lawndale is home of the original Sears, Roebuck and Company Complex. The complex hosted most of department-store chain Sears' mail order operations between 1906 and 1993, and it also served as Sears' corporate headquarters until 1973, when the Sears Tower was completed. Of its original 40-acre complex, only three buildings survive and have been adaptively rehabilitated to other uses. The complex was designated a National Historic Landmark in 1978, at which time it still included the 3,000,000 Sq. Ft. mail order plant, the world's largest commercial building when it was completed.



NORTHLAWNDALE



GEOGRAPHICALLY-BASED INCENTIVES

COMMUNITY AREA:
North Lawndale

SUBMARKET:
West Side

WARD | ALDERMAN:
24 | MONIQUE SCOTT

QUALIFIED OPPORTUNITY ZONE:
Yes

QUALIFIED HUBZONE:
Yes

ENTERPRISE ZONE:
Yes | EZ-1

TAX INCREMENT FINANCING (TIF):
Yes | Roosevelt/Cicero

INDUSTRIAL CORRIDOR:
Yes

SMALL BUSINESS IMPROVEMENT FUND (SBIF):
Yes | Roosevelt/Cicero

INVEST SOUTH/WEST:
Yes

QUALIFIED INVESTMENT AREA (QIA):
Yes

INVEST SOUTH/WEST LARGE NOF:
Yes

INVEST SOUTH/WEST BUILD COMMUNITY WEALTH:
Yes

ETOD CONNECTED COMMUNITIES ORDINANCE:
Yes | 1/4 mile to bus route

NMTC DESIGNATED AREA:
Yes

LOCAL INDUSTRIAL RETENTION INITIATIVE (LIRI):
Yes

LAWNDALE BUSINESS RENAISSANCE ASSOCIATION (LBRA):
Yes



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