

# 1725 W HUBBARD ST, CHICAGO, IL

Industrial/Flex | For Sale or Lease



## OFFERING SUMMARY

Sale Price:	\$2,750,000
Lease Rate:	\$23.00/SF Modified Gross
Building Size:	11,200 SF
Number of Units:	3
Parking:	9 Spots
Loading:	3 Drive-in Doors
HVAC:	Geothermal
Taxes:	\$50,000.00
Zoning:	PMD 4A

## PROPERTY OVERVIEW

Fully finished building for sale in high-energy Kinzie Corridor. First floor has two 5,000 square foot spaces with exhilarating 26' ceiling heights, completely column-free and open. Second floor has unique 1,200 square foot corner loft with a private entry. Space is divisible to 5,000 square feet.



Above information is from sources believed reliable. No responsibility is taken for errors or omissions. Property is offered subject to change in status or withdrawal without notice.

CTK CHICAGO PARTNERS-CITY PROPERTIES | 1659 West Hubbard, Chicago, IL 60622 | 312.337.1010 | [ctkchicagopartners.com](http://ctkchicagopartners.com)

HOWARD CAPLAN

312.337.4052 | [hcaplan@ctkcp.com](mailto:hcaplan@ctkcp.com)

STEVE AARONSON

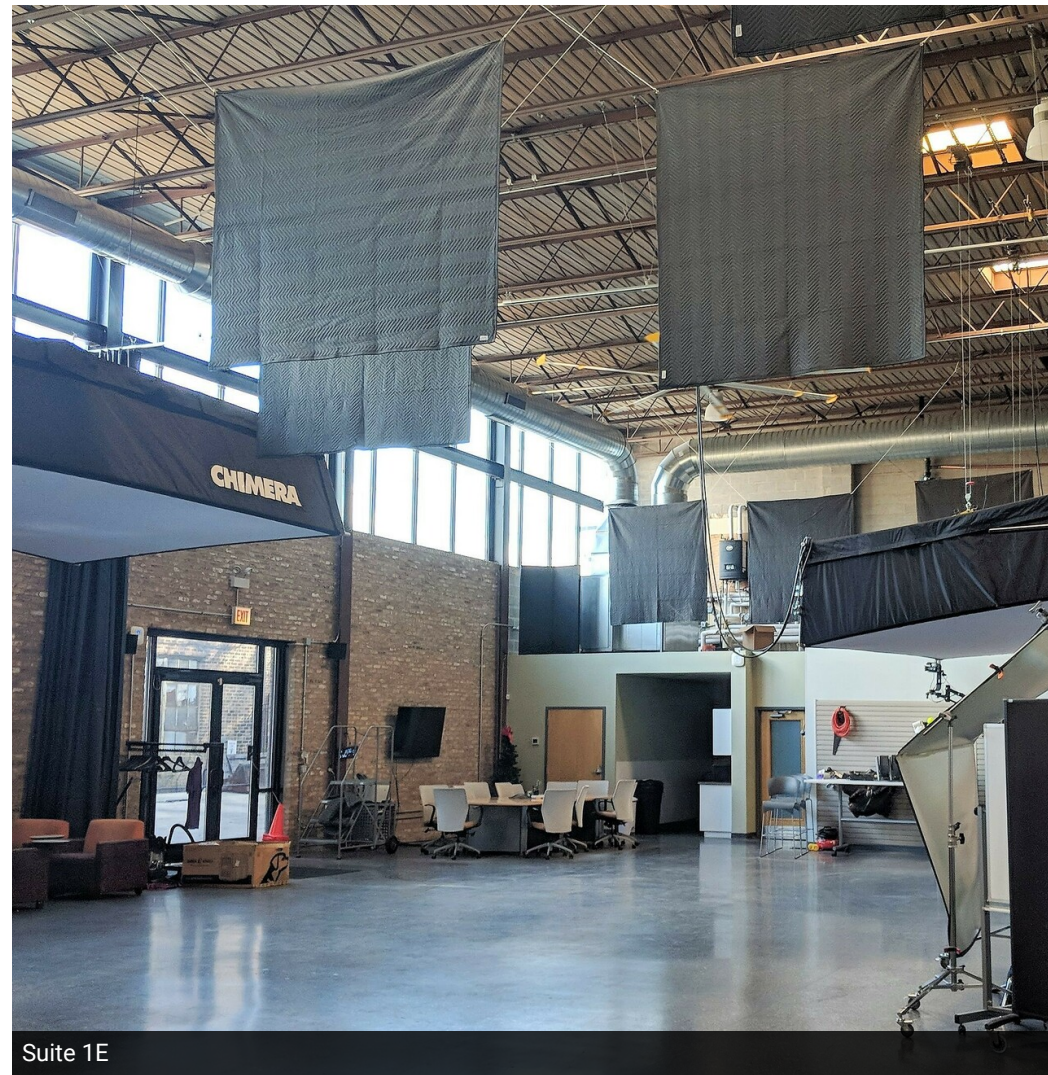
312.339.2220 | [saaronson@ctkcp.com](mailto:saaronson@ctkcp.com)

# 1725 W HUBBARD ST, CHICAGO, IL

Industrial/Flex | For Sale or Lease



Suite 1W



Suite 1E



Above information is from sources believed reliable. No responsibility is taken for errors or omissions. Property is offered subject to change in status or withdrawal without notice.

CTK CHICAGO PARTNERS-CITY PROPERTIES | 1659 West Hubbard, Chicago, IL 60622 | 312.337.1010 | [ctkchicagopartners.com](http://ctkchicagopartners.com)

HOWARD CAPLAN

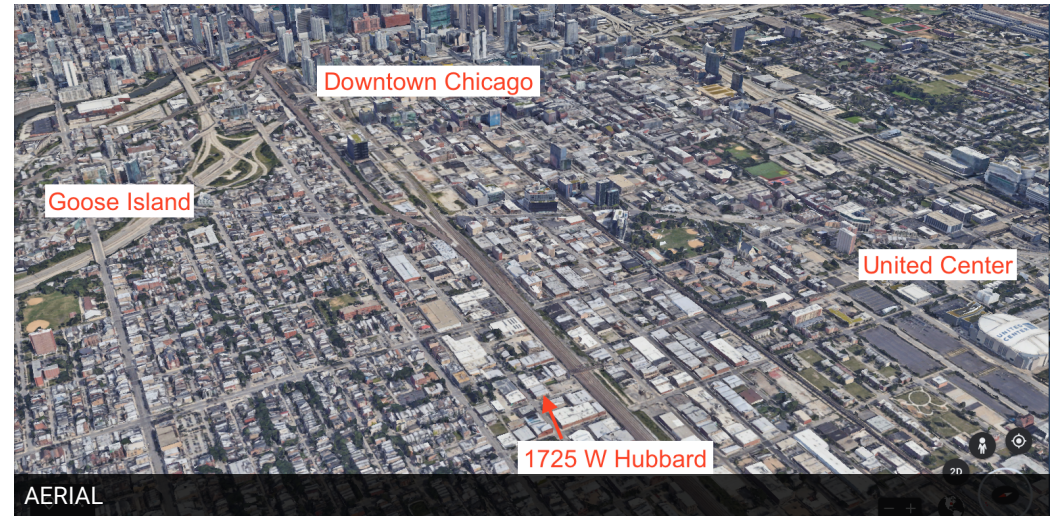
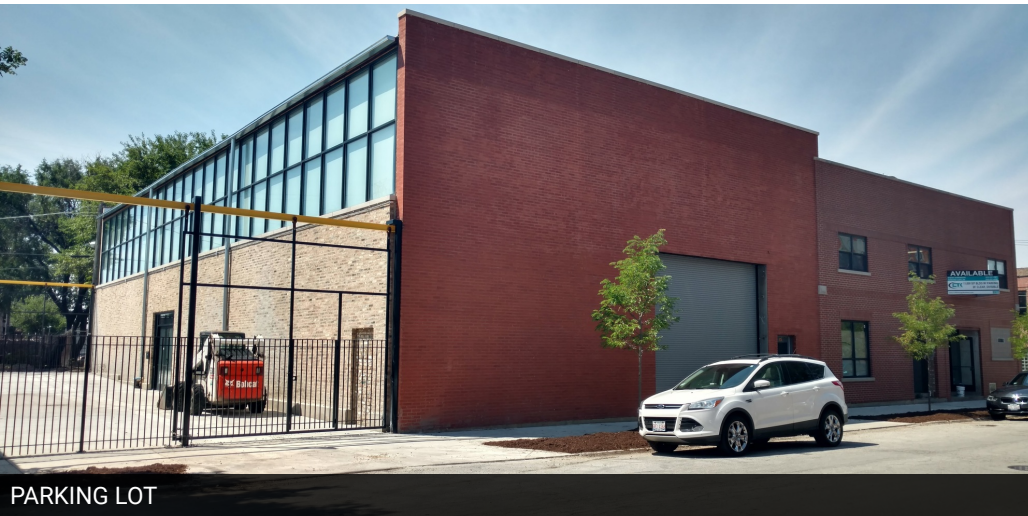
312.337.4052 | [hcaplan@ctkcp.com](mailto:hcaplan@ctkcp.com)

STEVE AARONSON

312.339.2220 | [saaronson@ctkcp.com](mailto:saaronson@ctkcp.com)

# 1725 W HUBBARD ST, CHICAGO, IL

Industrial/Flex | For Sale or Lease



Above information is from sources believed reliable. No responsibility is taken for errors or omissions. Property is offered subject to change in status or withdrawal without notice.

CTK CHICAGO PARTNERS-CITY PROPERTIES | 1659 West Hubbard, Chicago, IL 60622 | 312.337.1010 | ctkchicagopartners.com

HOWARD CAPLAN

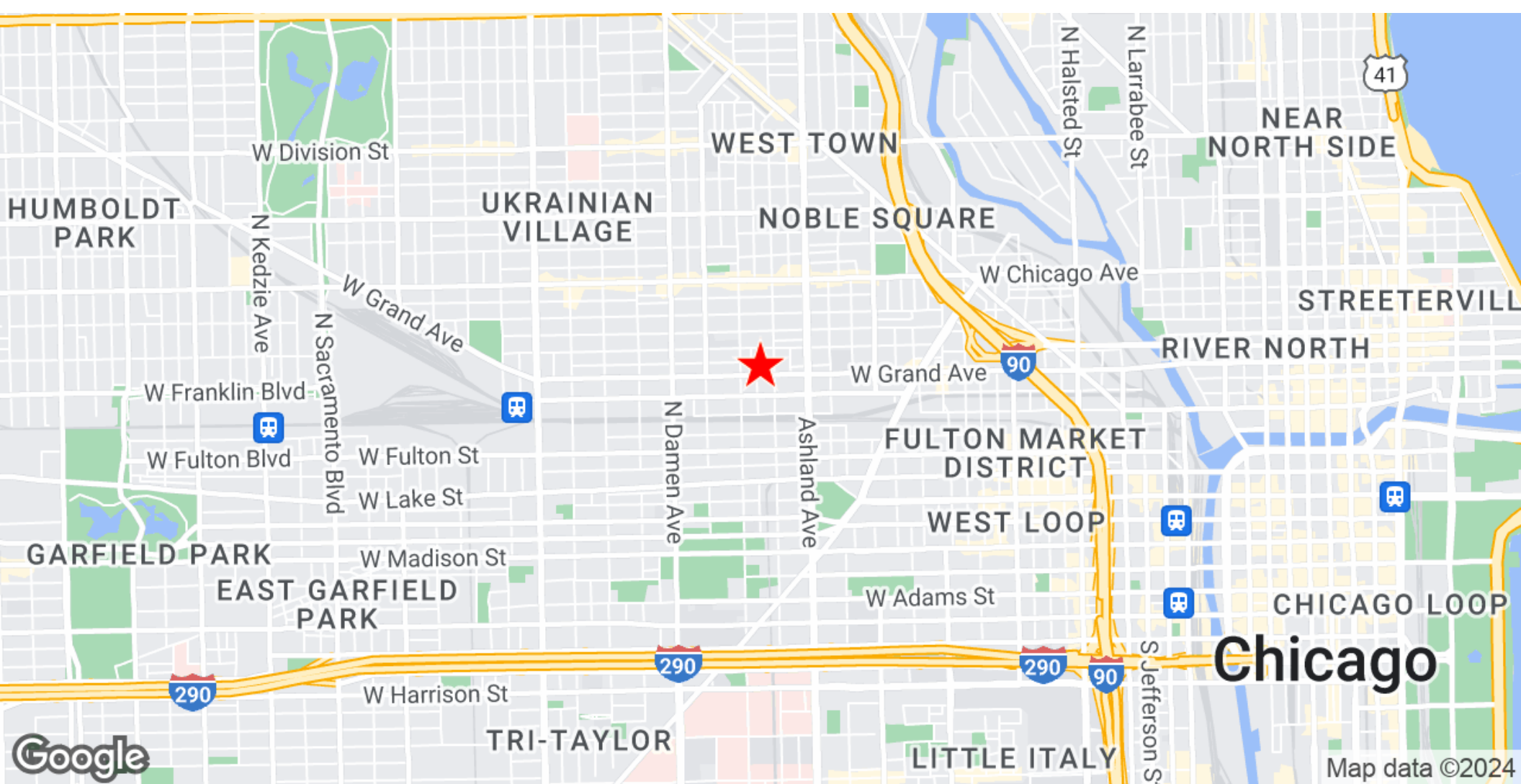
312.337.4052 | hcaplan@ctkcp.com

STEVE AARONSON

312.339.2220 | saaronson@ctkcp.com

# 1725 W HUBBARD ST, CHICAGO, IL

Industrial/Flex | For Sale or Lease



Above information is from sources believed reliable. No responsibility is taken for errors or omissions. Property is offered subject to change in status or withdrawal without notice.

CTK CHICAGO PARTNERS-CITY PROPERTIES | 1659 West Hubbard, Chicago, IL 60622 | 312.337.1010 | ctkchicagopartners.com

HOWARD CAPLAN

312.337.4052 | hcaplan@ctkcp.com

STEVE AARONSON

312.339.2220 | saaronson@ctkcp.com