

527 N Western Ave

Chicago, IL 60612

COMMERCIAL WAREHOUSE FOR LEASE

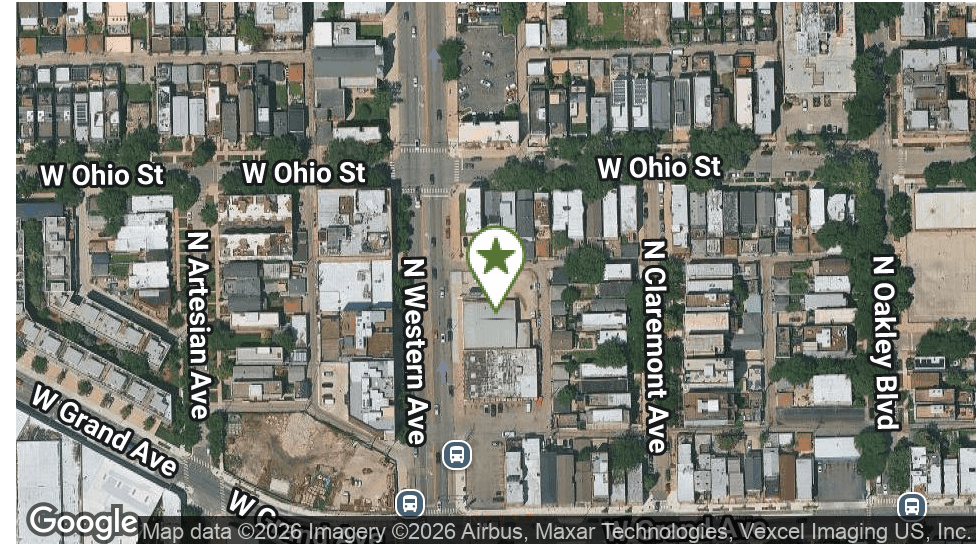


john
greene
REAL ESTATE

527 N Western Ave | Chicago, IL 60612

COMMERCIAL WAREHOUSE FOR LEASE

john greene Real Estate | 1311 S. Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (Gross)
Lot Size:	13,068± SF
Available SF:	3,511± SF
Year Built:	1927
Ceiling Height:	11'
Loading:	1 DID
Zoning:	C1-2
Traffic Count:	24,999 (N Western Ave.)
County:	Cook
Taxes:	\$21,868 (2025)

PROPERTY OVERVIEW

3,511± SF commercial warehouse available along Western Avenue in Chicago's West Town neighborhood, zoned C1-2. Ample parking with secured, fenced-in area. Located approximately 1 mile north of I-290 and 2 miles west of I-90/I-94.

PROPERTY HIGHLIGHTS

- Street parking and secured, fenced in lot
- 0.2 miles from Western Avenue Metra Station
- 1 mile north of I-290
- 2 miles west of I-90/I-94
- Prime location with excellent street visibility

Cory Ramey

coryramey@johngreenecommercial.com
773.882.0677

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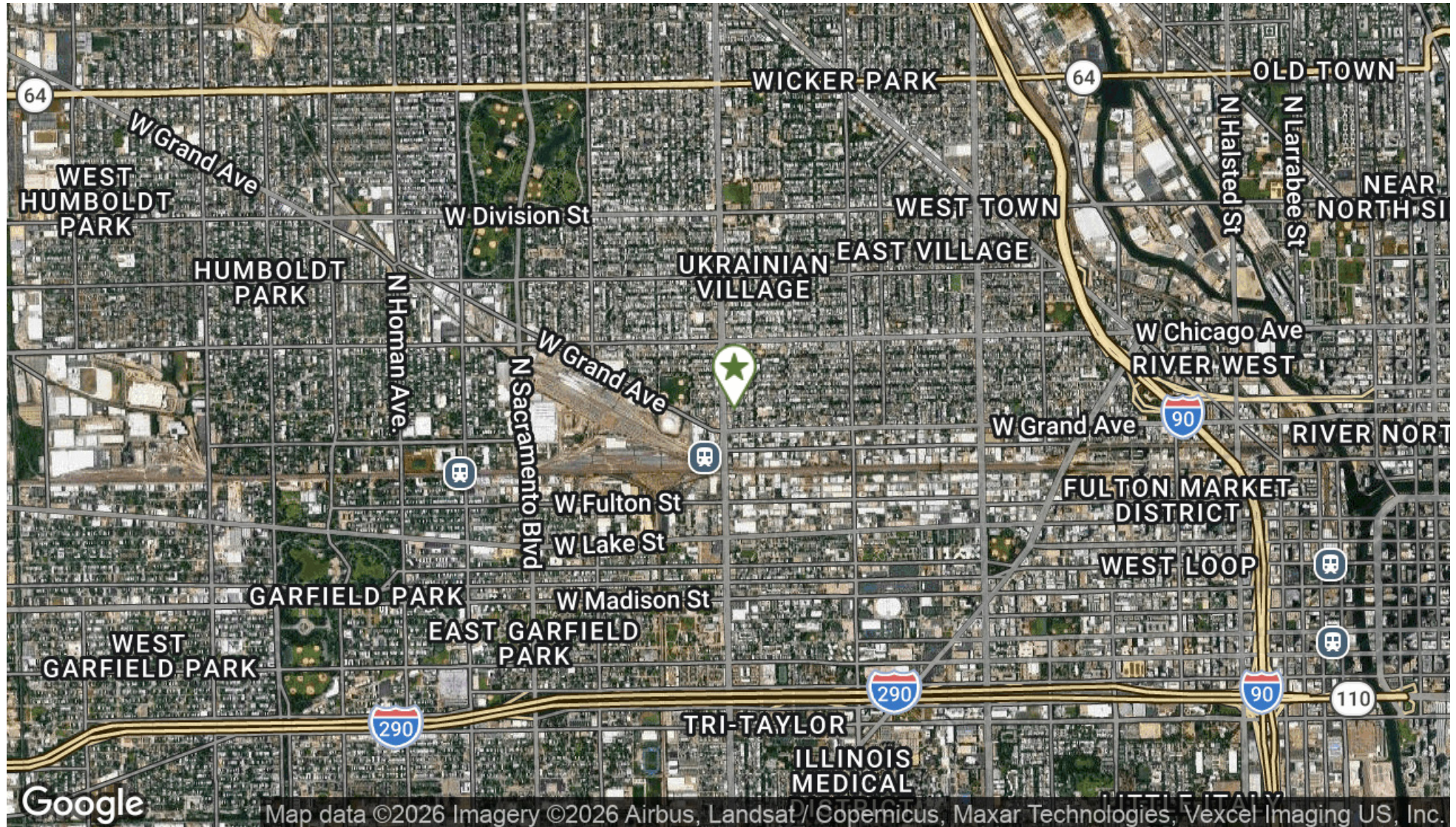
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