

For Sale



# 1750 N. Springfield

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FOR SALE

# 1750 N. Springfield

*Showroom / Manufacturing /  
Warehouse Facility*

Baum Realty Group, LLC has been exclusively retained to offer for sale 1750 N. Springfield Avenue, a 33,203 square foot industrial building on the north side of Chicago at the intersection of the Humboldt Park, Logan Square and Hermosa neighborhoods (the "Property").

Currently improved as a showroom and light manufacturing facility, the Property is beautifully appointed with high-end finishes, including modern bathrooms, concrete floors and oversized skylights providing abundant natural light throughout the building.

The building is fully climate controlled and consists of four (4) interconnected barrel truss bays with minimal columns, providing tons of operational flexibility. Located adjacent to the western trail head of The 606, the Property also includes a separate 6,000 SF gated parking lot able to accommodate 25+ vehicles.





## Flexible & creative work environment

- Workshop and showroom space with abundant natural light, exposed brick and high-end finishes throughout
- Barrel truss building with minimal columns provides flexible and creative work environment
- Convenient northwest side location at the nexus of the Logan Square, Hermosa, and Humboldt Park neighborhoods
- Adjacent to The 606's western trail head
- Fully air-conditioned building
- Private parking lot for 25+ vehicles





Building Size:	33,203 SF
Ceiling Heights:	12' to low point of beam & 18' to trusses
Loading:	Two (2) 12' overhead doors
Power:	1600 AMP / 3 Phase
Zoning:	M1-1
2023 RE Taxes:	\$41,406
<b>Sale Price:</b>	<b>\$3,250,000</b>

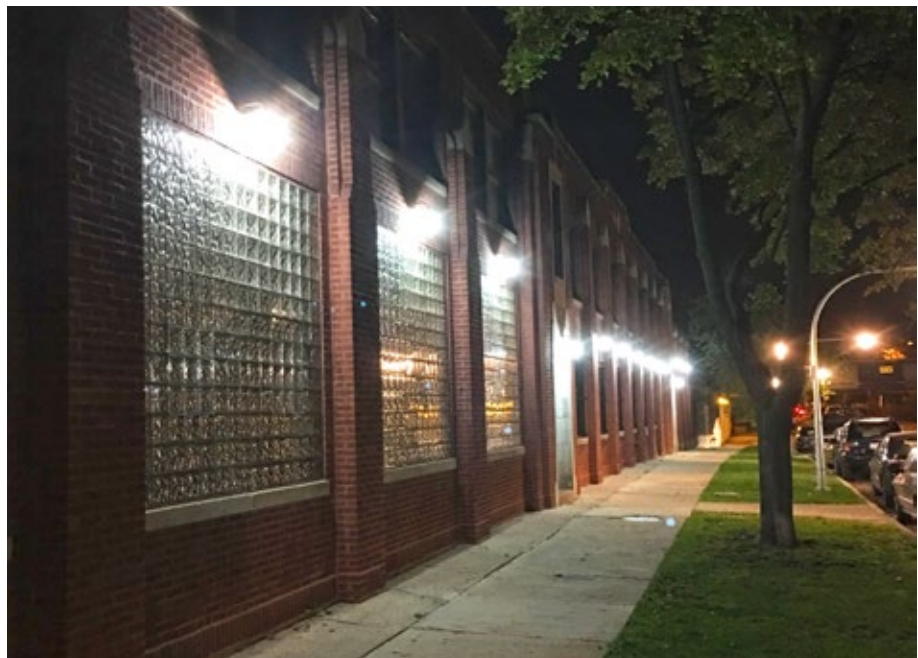
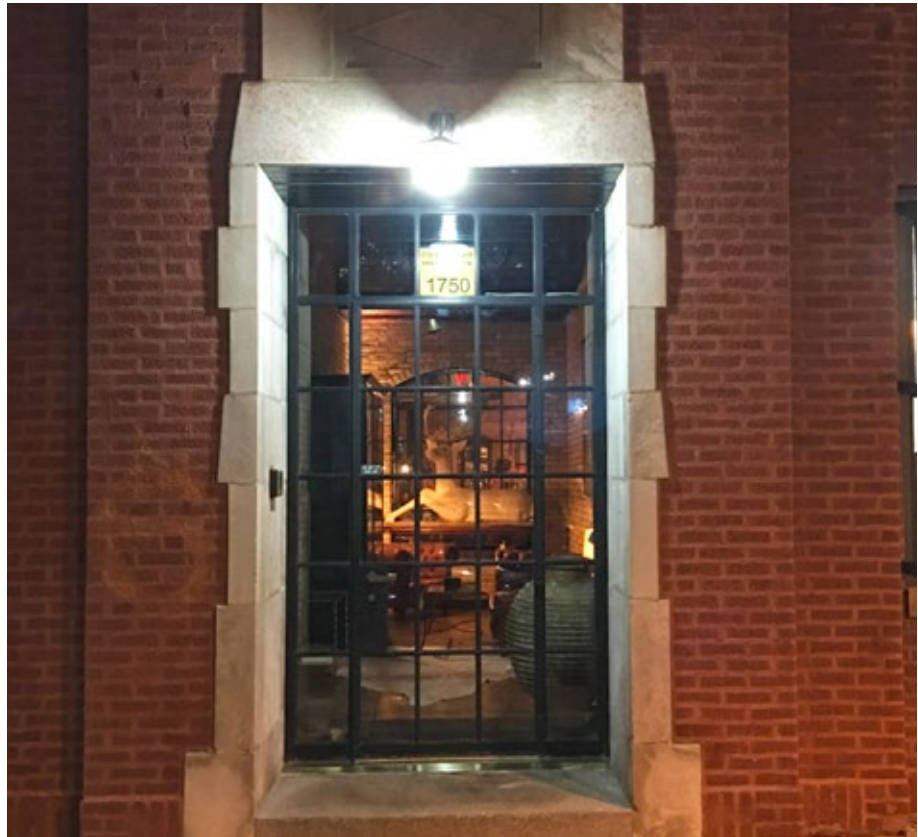








# Showroom / Manufacturing / Warehouse Facility



1750 N. Springfield Avenue

# Floor Plan

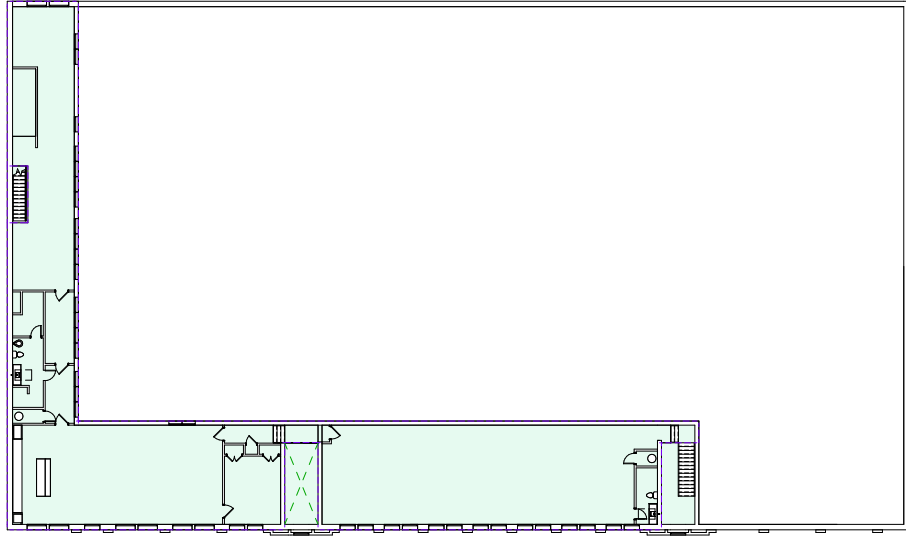
Entire Building  
33,203 SF

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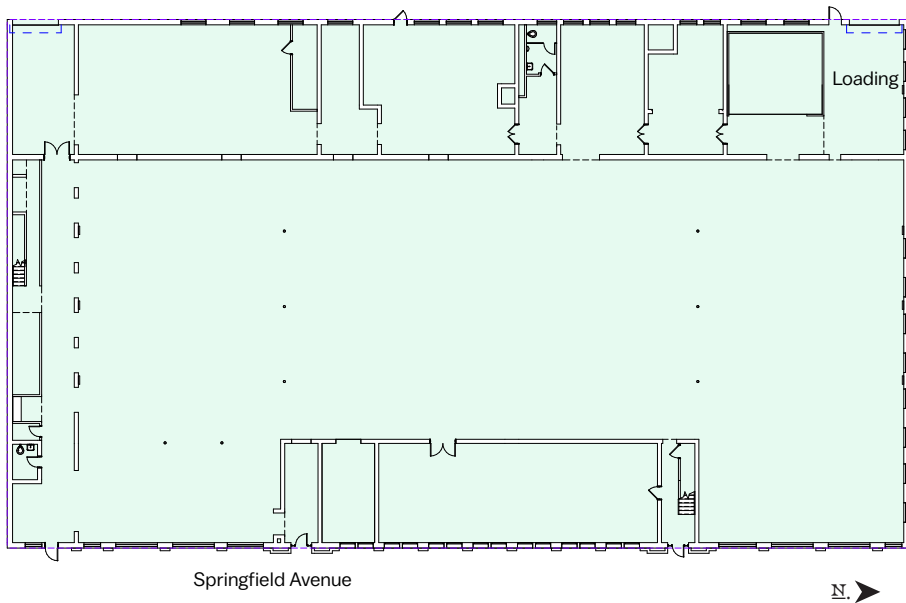
Scan or click  
for survey

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Second Floor - 5,649 SF

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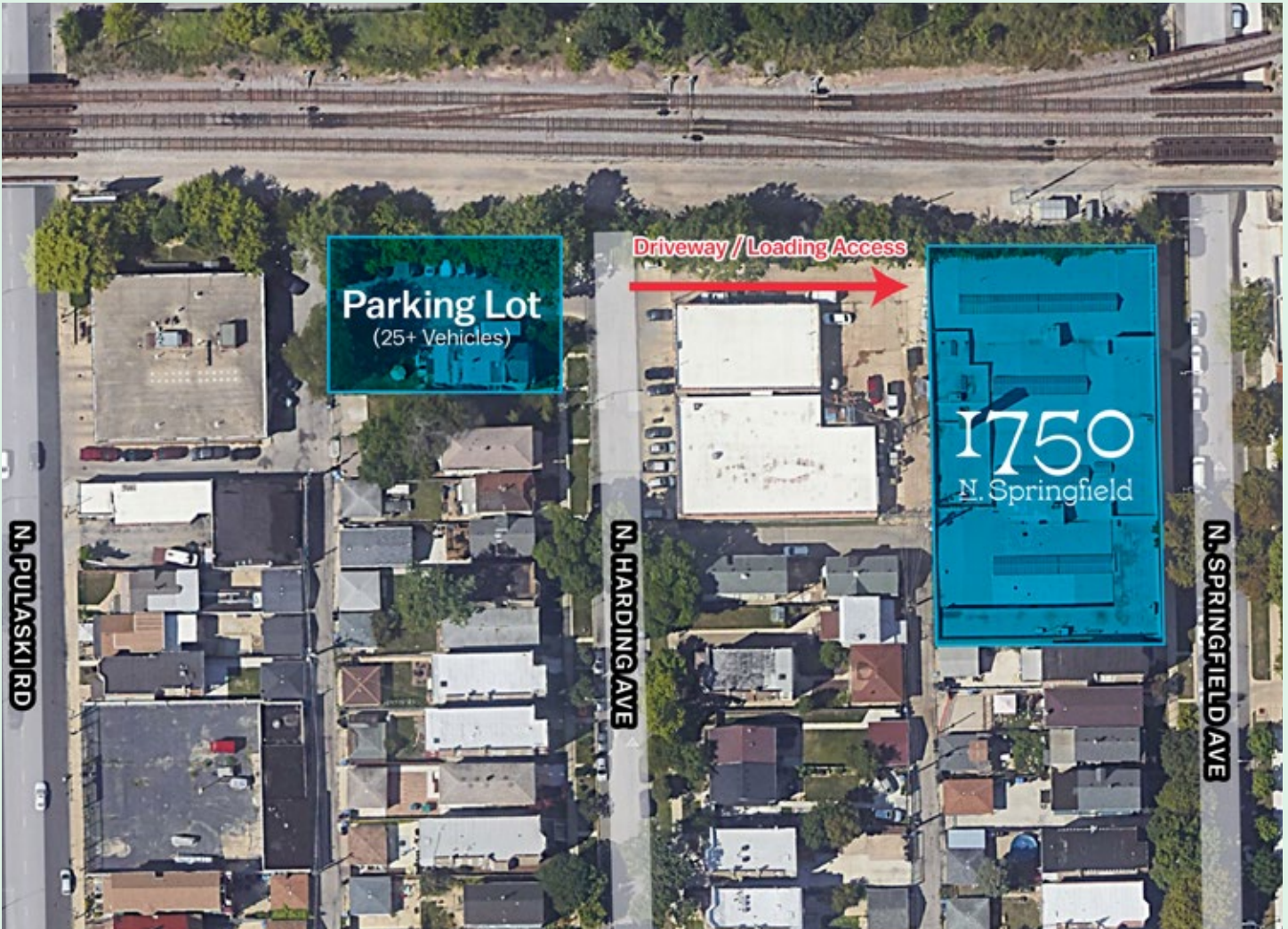


Ground Floor - 27,554 SF

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# Private Parking Lot



Skyline views from second floor apartment / office



## Notable Neighbors

**Giant** › Damn Fine Coffee Bar › **The 606** › Scofflaw › Ground Control › Xurro  
Pipeworks Brewing Company › Rosa's Lounge › **Ørkenoy** › Pizza Matta  
**Parson's** › Dayglow › **Tasa Coffee Roasters** › Solemn Oath › ArePA George  
Barracks Boxing › Weegee's › Lonesome Rose › Zoku › Grandma Annie's  
Bungalow by Middlebrow › **The Moonlighter** › Best Intentions...and more!



› Giant



› The 606 (west trail head)



› Parson's



› Scofflaw



› Tasa Coffee Roasters



› The Moonlighter



# Northwest Side Location



**The 606**  
2.7 mile elevated trail system connecting Chicago's Wicker Park, Bucktown, Humboldt Park, and Logan Square.

**Great Neighbors**  
Located at the nexus of Chicago's Logan Square, Hermosa, and Humboldt Park neighborhoods

**Easy Access**  
Nearby transit includes 3 CTA bus routes, Metra (MD-N), and CTA Blue Line and 8-15 minutes to I-90/94



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