

## FLEX, WAREHOUSE, CREATIVE UNITS FOR LEASE ±27,229 SF AVAILABLE C1-1 ZONING



Unit A	±3,103 SF	2nd floor office
Unit B	±13,200 SF	Wide open barrel truss warehouse space
Unit C	±10,926 SF	Flat roof open space with minimal columns

- PART ONE AND TWO-STORY BUILDING CONTAINING ±36,272 SF OF GROSS BUILDING AREA. ±9,043 SF HAS BEEN LEASED.
- **RENTAL RATE: \$12.95 PSF, NNN**
- TAXES (2023): \$2.80 PSF
- ESTIMATED OPERATING EXPENSES: \$1.75 PSF
- 1 LOADING DOCK AND 4 DRIVE-IN DOORS (3 DOORS BEING ADDED)
- 12'-18' CLEAR CEILING HEIGHTS
- 11 TOTAL PARKING SPACES
- AMPLE POWER, HVAC BEING ADDED
- WARD 33—ALDERMAN ROSSANA RODRIGUEZ SANCHEZ
- KENNEDY/KIMBALL TIF DISTRICT



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DALE STRAUSS

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STRAUSS REALTY, LTD.

4220 W. MONTROSE AVENUE

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

## SITE PLAN



### UNIT A ±3,103 SF OFFICE AVAILABLE ON 2ND FLOOR

- Newly remodeled
- Full HVAC
- New kitchen
- New washroom
- Mix of open space/private conference room

### UNIT B ±13,200 SF

- Wide open barrel truss warehouse space
- 12' Clear
- Power—Ample
- 2 drive-in doors being added
- HVAC being added

### UNIT C ±10,926 SF

- Flat roof open space with minimal columns
- 12' Clear
- 1 loading dock
- 5 parking spaces
- Power—Ample
- 1 drive-in door being added
- HVAC being added
- New washrooms



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**UNIT A**  
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**ON 2ND FLOOR**

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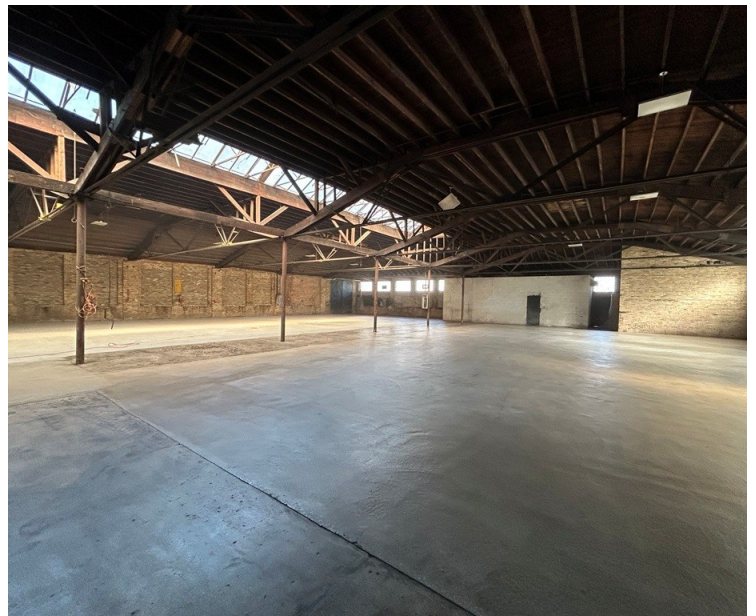
CHICAGO, ILLINOIS 60641

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**UNIT B**  
**±13,200 SF**

- Wide open barrel truss warehouse space
- 12' Clear
- Power—Ample
- 2 drive-in doors being added
- HVAC being added



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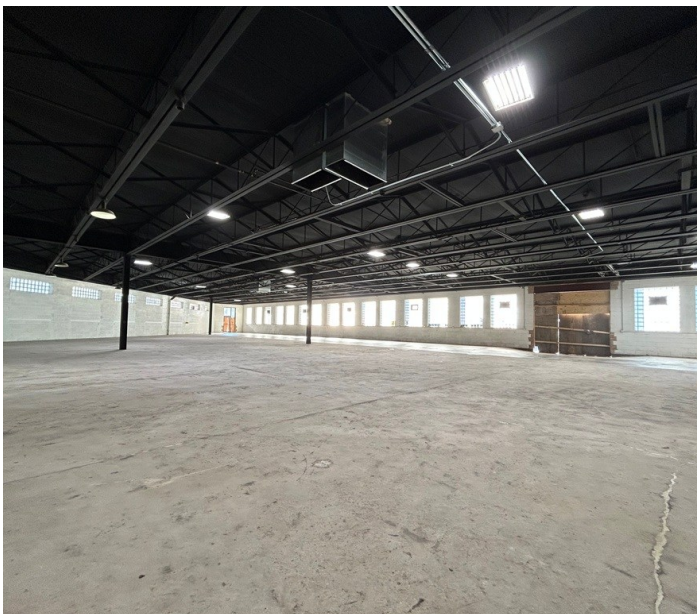
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**UNIT C**  
**±10,926 SF**

- Flat roof open space with minimal columns
- 12' Clear
- 1 loading dock
- 5 parking spaces
- Power—Ample
- 1 drive-in door being added
- HVAC being added
- New washrooms



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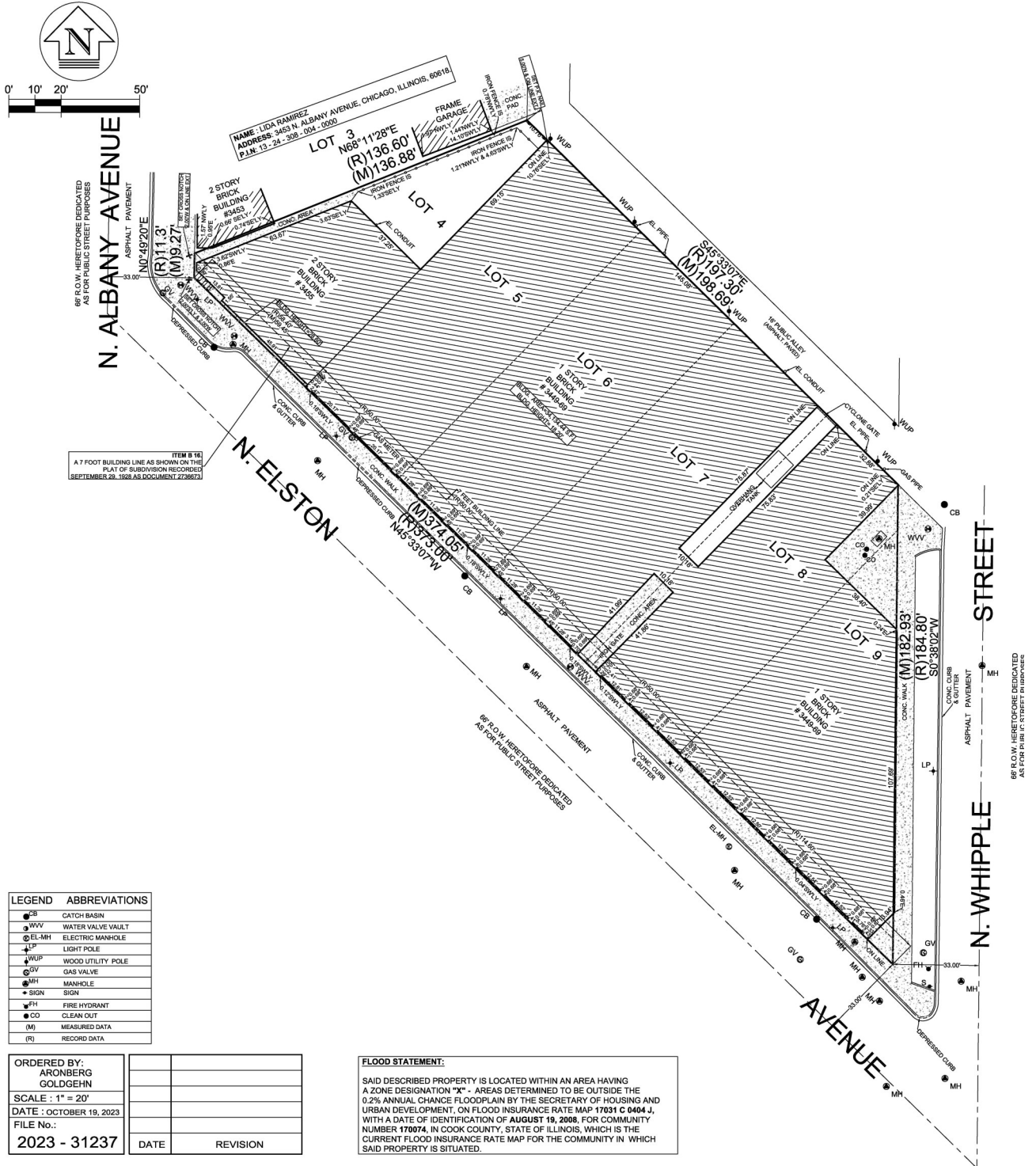
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### SURVEY



LEGEND	ABBREVIATIONS
	CATCH BASIN
	WATER VALVE VAULT
	ELECTRIC MANHOLE
	LIGHT POLE
	WOOD UTILITY POLE
	GAS VALVE
	MANHOLE
	SIGN
	FIRE HYDRANT
	CLEAN OUT
	MEASURED DATA
	RECORD DATA

ORDERED BY: ARONBERG GOLDGEHN	
SCALE: 1" = 20'	
DATE: OCTOBER 19, 2023	
FILE No.:	
2023 - 31237	DATE REVISION

**FLOOD STATEMENT:**  
SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP 17031 C 0404 J, WITH A DATE OF IDENTIFICATION OF AUGUST 19, 2008, FOR COMMUNITY NUMBER 170074, IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.



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## Amenities Map



## Aerial



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