

401 N. PAULINA, CHICAGO, IL

Industrial | For Sale / Lease



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

STEVE AARONSON

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PROPERTY OVERVIEW

This very rare 20,000 SF heavy timber & concrete loft building located in the Kinzie Corridor features high ceilings & new windows.

LOCATION OVERVIEW

In the Kinzie Corridor & the Chicago Brewing District , 2 blocks from the Grand Ave Design District

PUBLIC TRANSPORTATION

5 blocks to Green & Pink Line CTA trains at Lake & Ashland

1 mile to Western Avenue Metra Station at Hubbard & Artesian

RENOVATIONS

New roof, windows & HVAC



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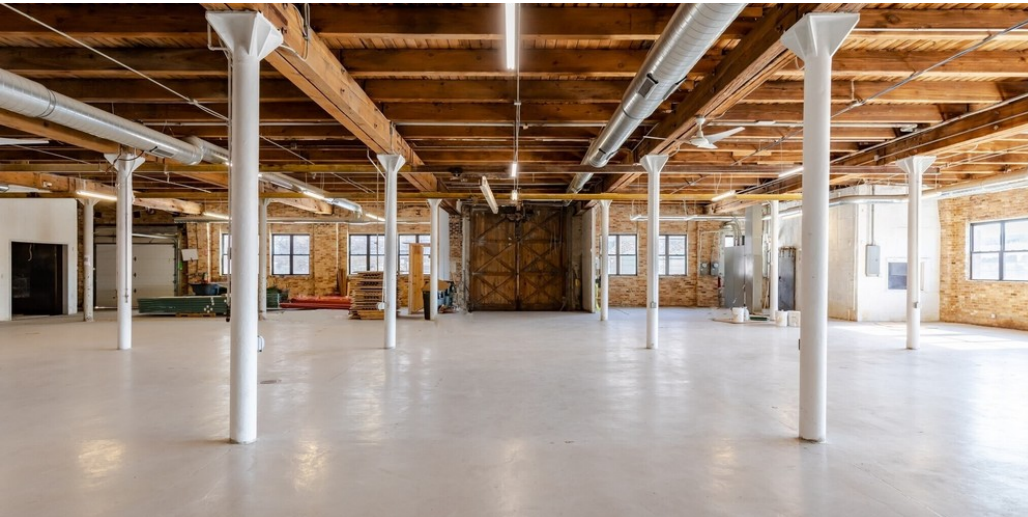
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Warehouse/Distribution | For Sale / Lease



OFFERING SUMMARY

Sale Price:	Subject to Offer
Lease Rate:	\$18/SF/yr (MG)
Building Size:	20,000 SF
Renovated:	2015
Dock:	1 exterior truck-level dock with leveler
Freight Elevator:	Yes
Zoning:	PMD-4A
Market:	Kinzie Corridor
Submarket:	West Town



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BUILDING INFORMATION

Building Size	20,000 SF
Ceiling Height	10 to 12 ft
Number of Floors	2
Year Built	1909
Year Last Renovated	2015
Roof	New
Free Standing	Yes

PROPERTY HIGHLIGHTS

- Exterior building signage available
- 1 exterior truck-level dock with levelor
- Freight elevator
- In the Kinzie Corridor & the Chicago Brewing District
- 2 blocks from the Grand Ave Design District
- Walk to CTA & Metra trains



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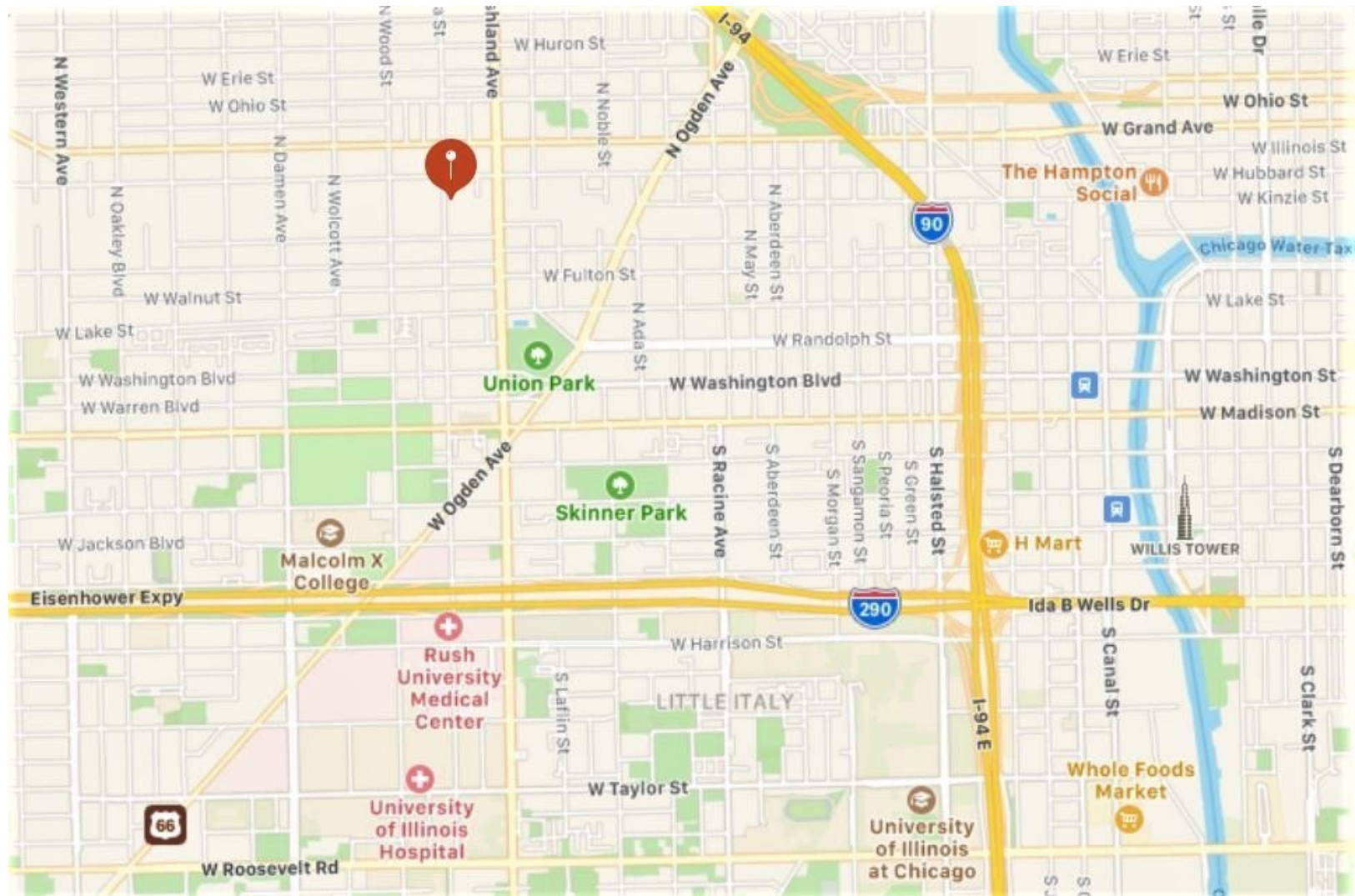
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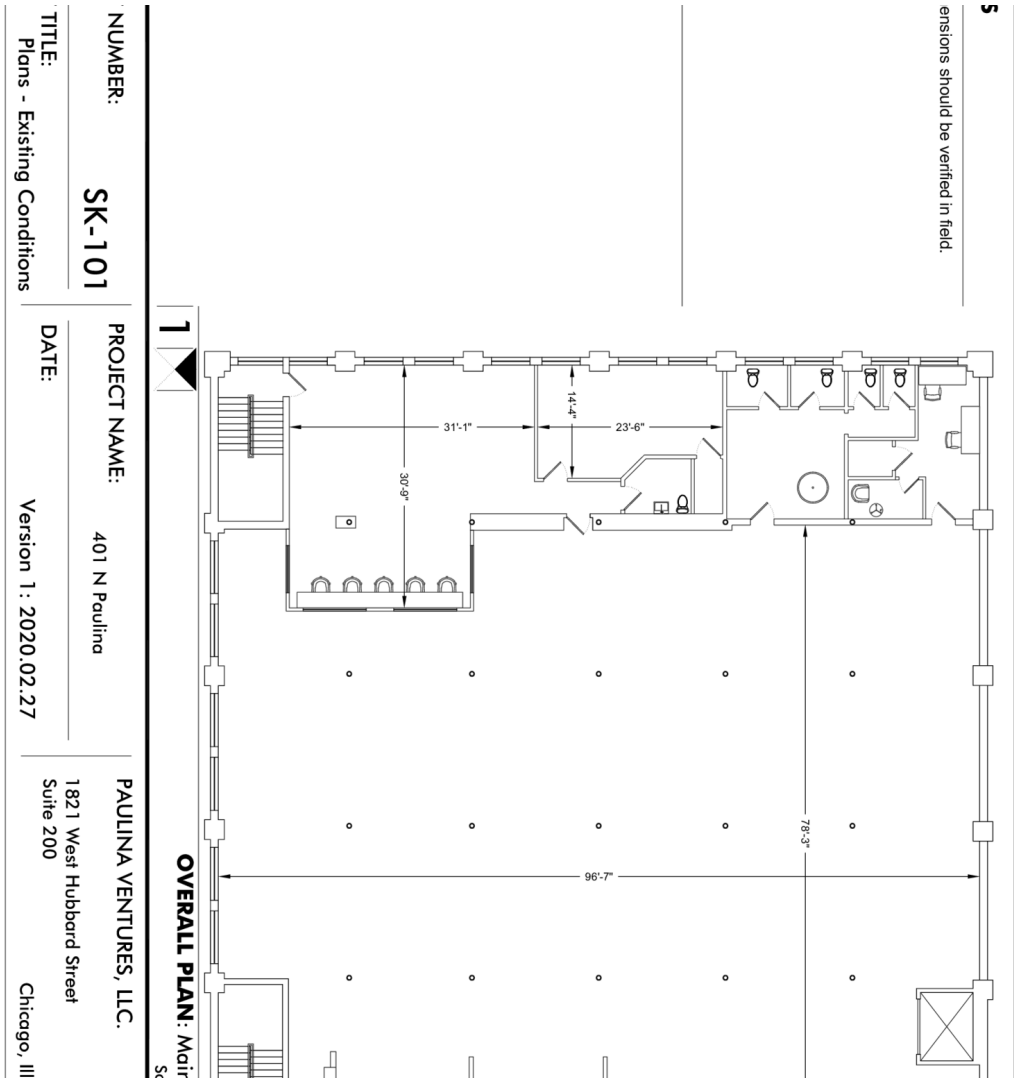
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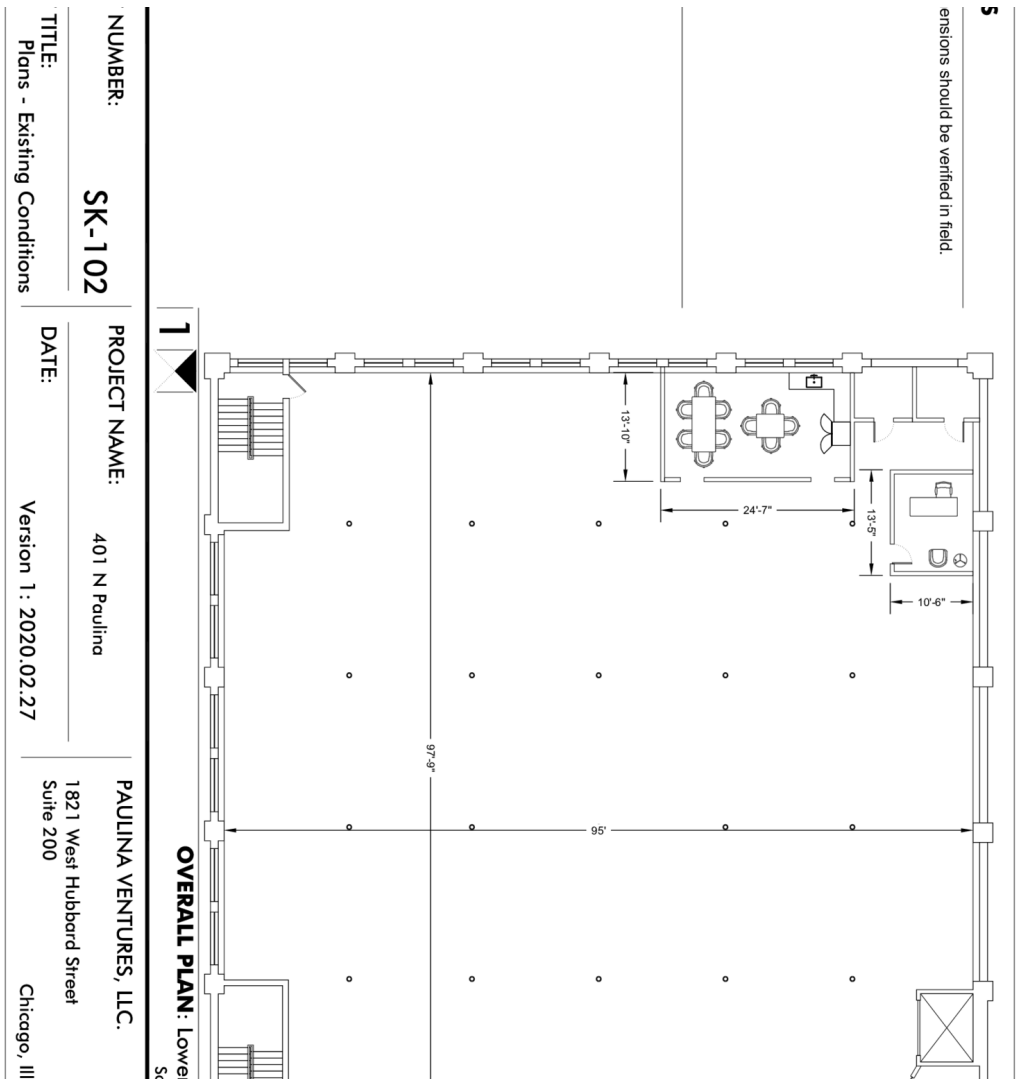


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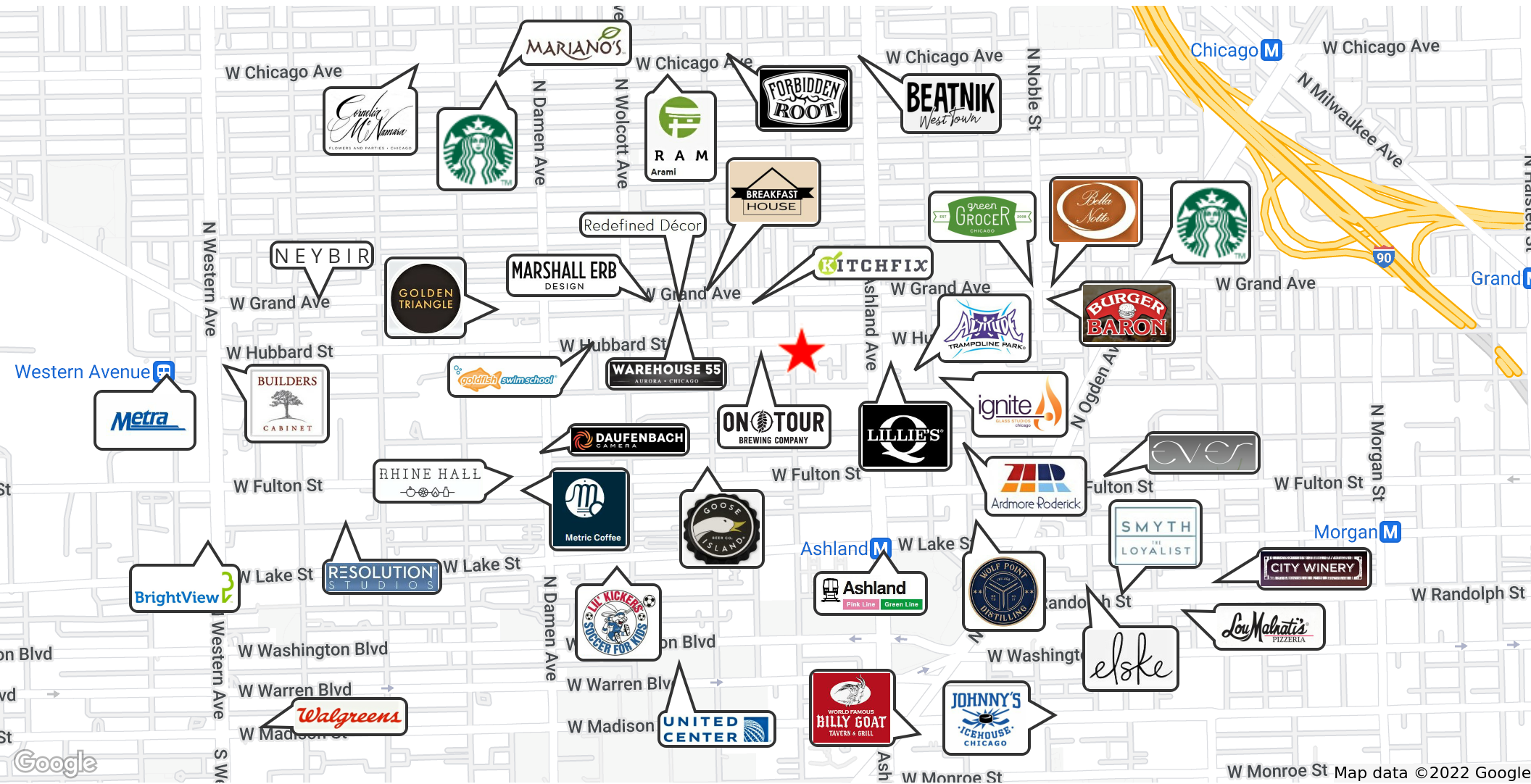
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Some of the Restaurants, Breweries & Etc. Within One Mile



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