

LEASE

Kinzie Corridor Bi-Level Flex Space

Chicago, IL 60612

25,000 SF Industrial For Lease

PRESENTED BY:

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PROPERTY OFFERING SUMMARY & HIGHLIGHTS

BUILDING SIZE	25,000 SF
LOT SIZE	0.3 Acres
SUBMARKET	West Loop
NUMBER OF FLOORS	2
AVERAGE FLOOR SIZE	12,500 SF
LOADING	3 Drive-In Doors
YEAR BUILT	1926
CEILING HEIGHT	12' Clear
ZONING	PMD-4
LEASE RATE	\$12.00 SF/yr (MG)

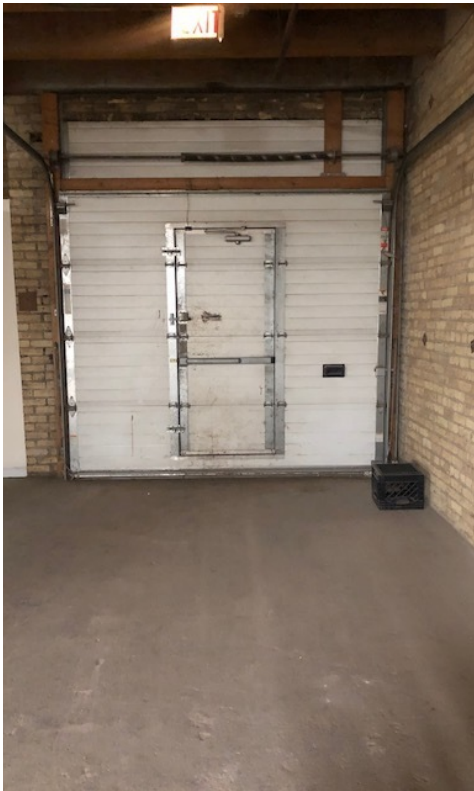
Excellent public transportation options including Metra train access at Ogilvie and Union Station combined with one of the city's newest CTA stations with an annual ridership of almost 1 million passengers yearly. The Morgan and Lake station will continue to attract businesses and residents alike, making the West Loop one of Chicago's most exciting and desirable neighborhoods.



- Recently Renovated Space
- Timber Loft Space
- New Sky Lights and LED Lighting
- Freight Elevator
- Four (4) New Furnaces
- Fresh Paint Throughout the Space
- Maple Floors Repaired and Refinished
- New Roof Within Last Five (5) Years
- Divisible to 12,500 SF

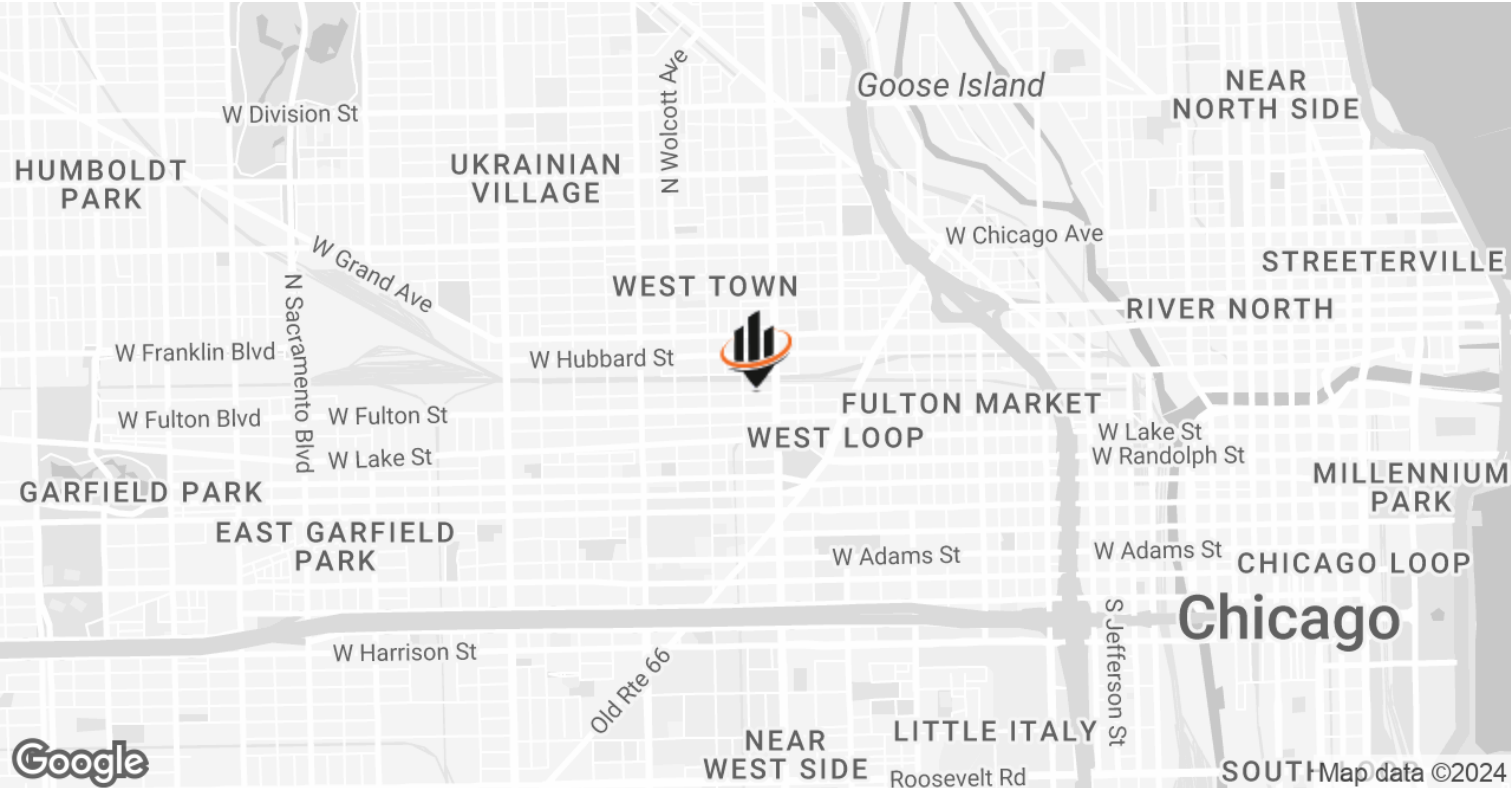
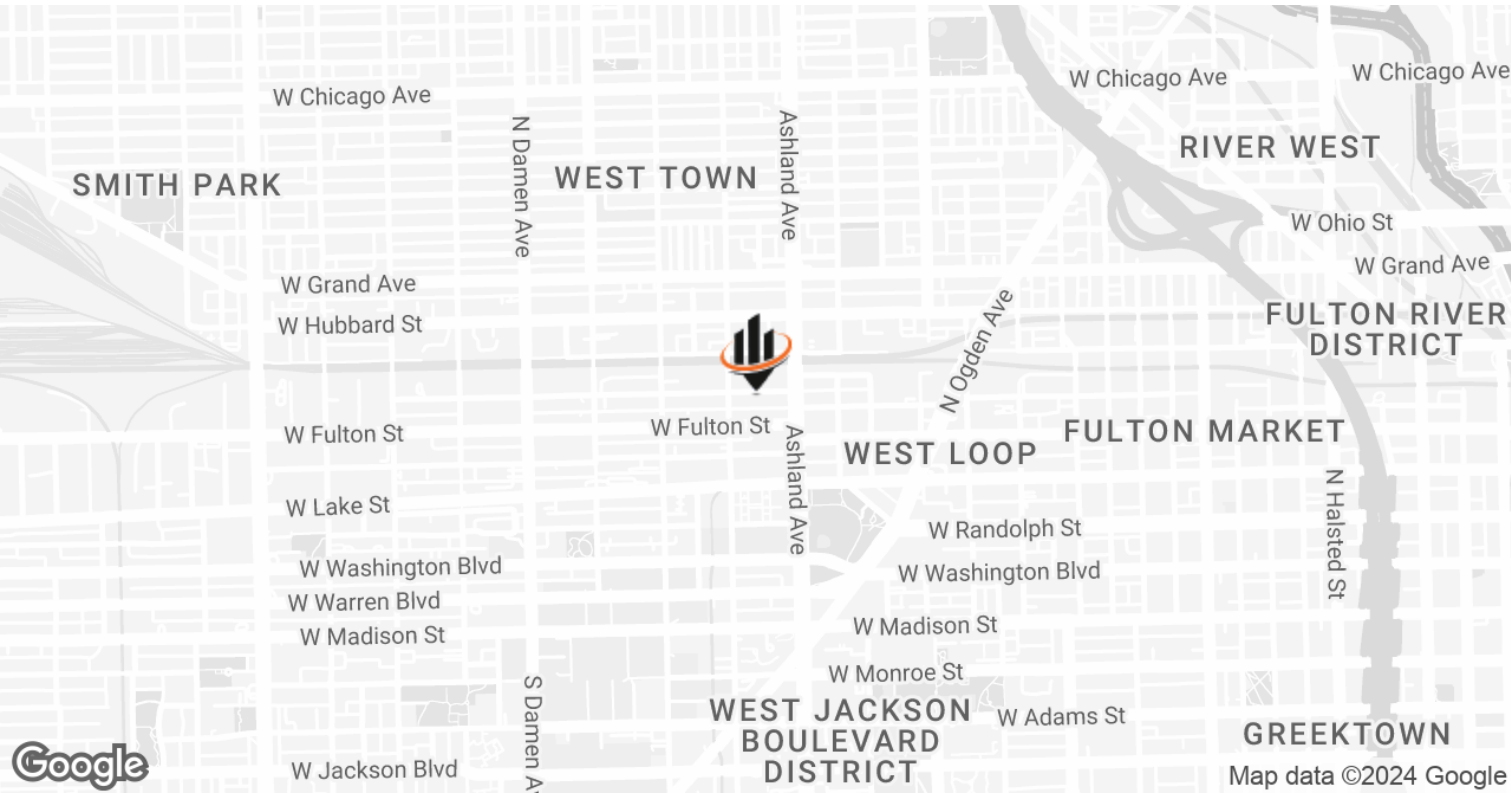
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ADDITIONAL PHOTOS



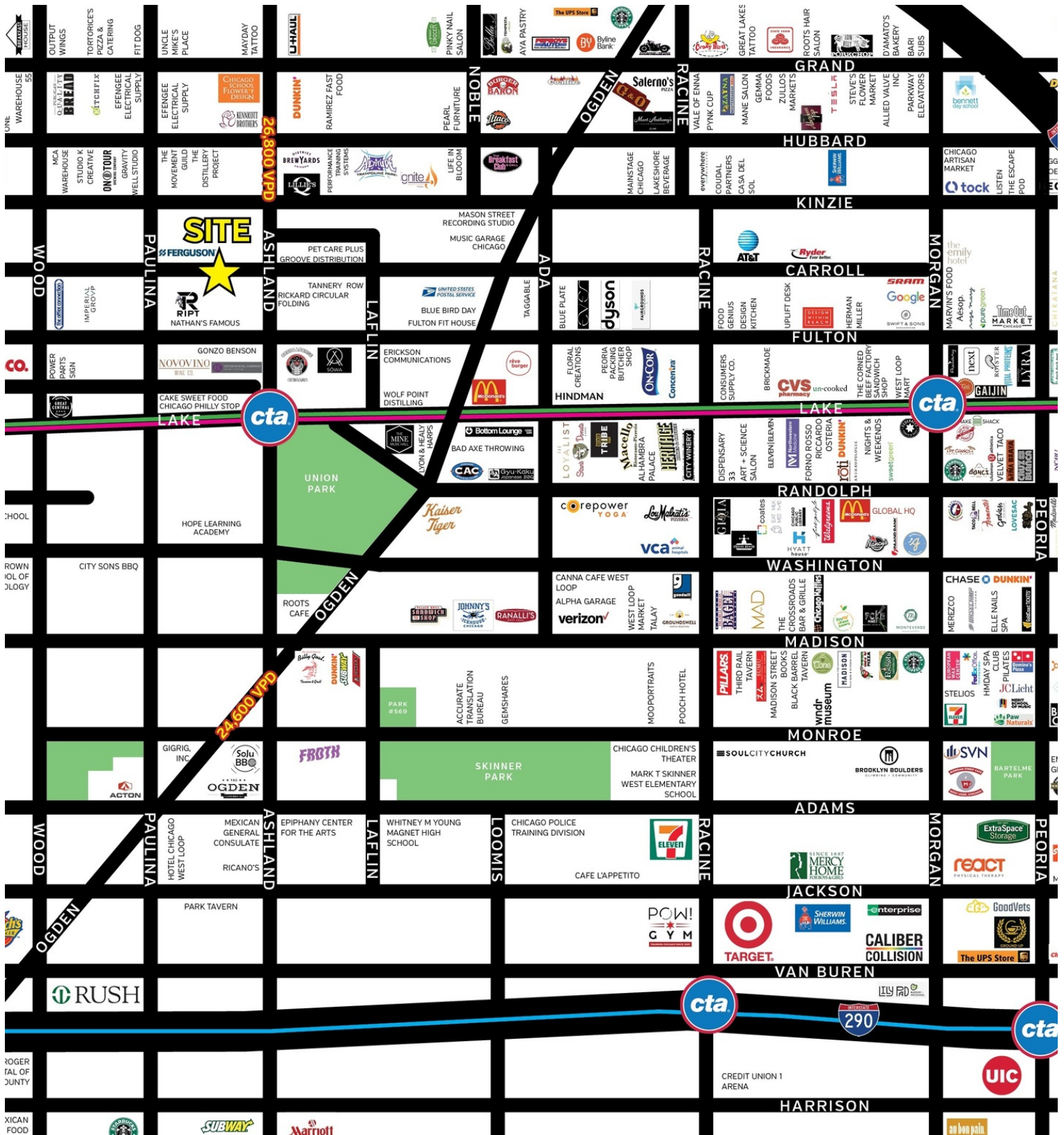
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LOCATION MAP



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RETAILER MAP



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