

1747 W CARROLL AVE, CHICAGO, IL

Industrial | For Lease



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/Net
Available SF:	7,140 SF
Ceiling Height:	12'
Floors:	Concrete
Bay:	20' x 20'
Power:	1600 AMP
Zoning:	PMD

PROPERTY OVERVIEW

This 7,140 square foot, well-maintained warehouse in the heart of Chicago's bustling Kinzie Industrial Corridor is for lease for \$15/SF net.

This property features 12' clear ceiling height, concrete floors, 570 square feet of air-conditioned office, a kitchen, 3,745 square feet of outdoor storage/parking, two dedicated docks, a 20' x 20' bay and 1600 AMP service. Fully sprinklered. Zoned PMD.

Just two blocks from CTA Green and Pink Lines at Lake and Ashland.



Above information is from sources believed reliable. No responsibility is taken for errors or omissions. Property is offered subject to change in status or withdrawal without notice.

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CTK CHICAGO PARTNERS-CITY PROPERTIES

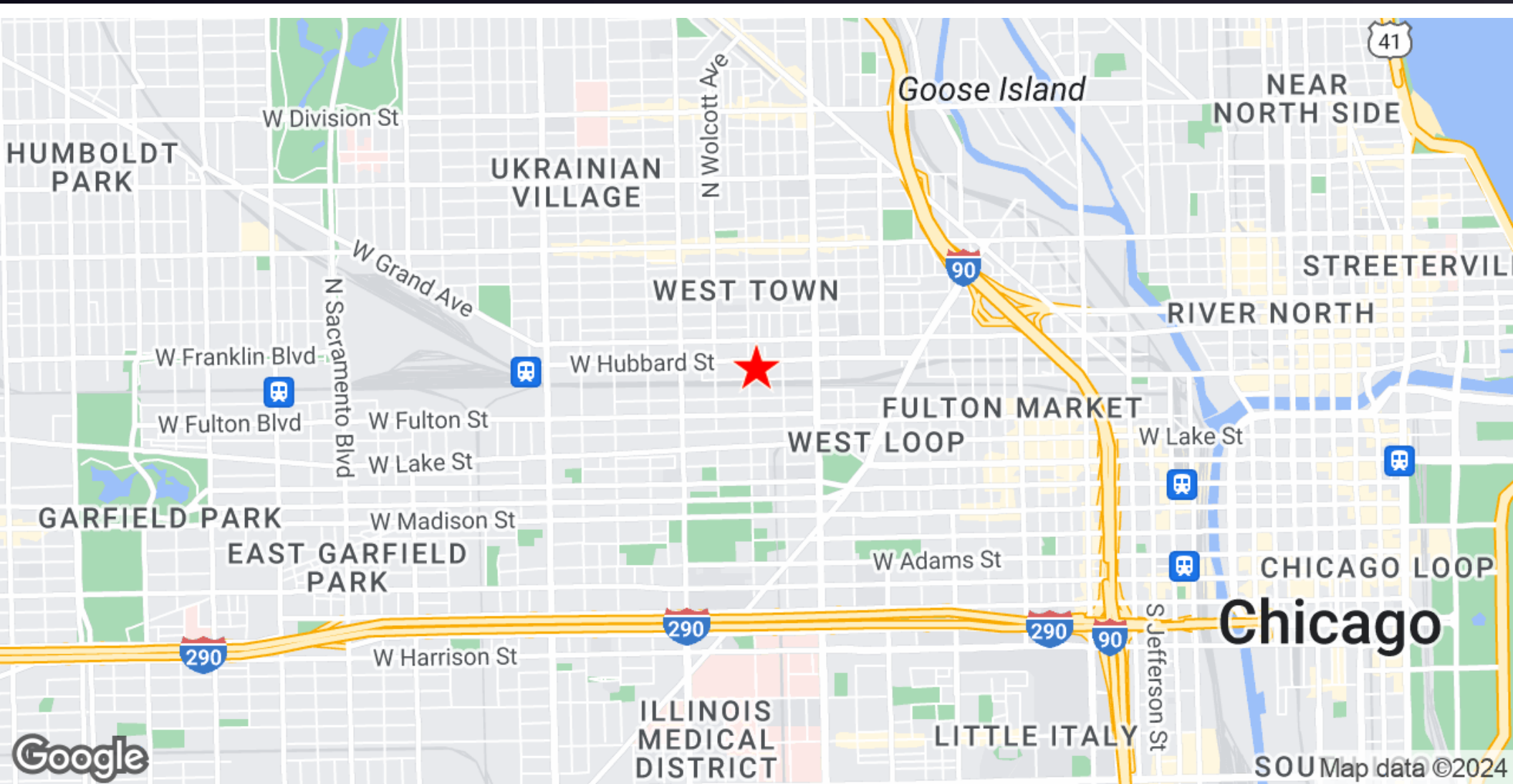
1659 West Hubbard, Chicago, IL 60622

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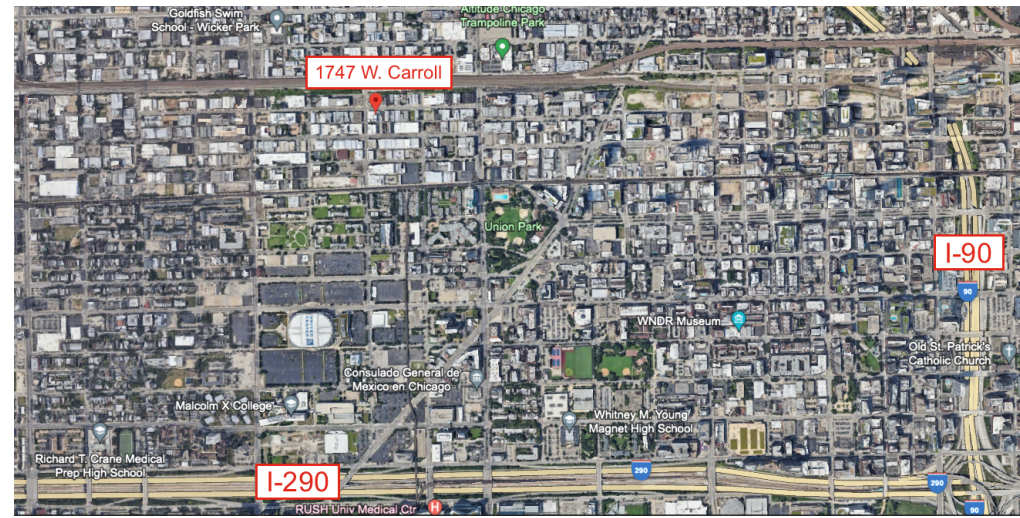
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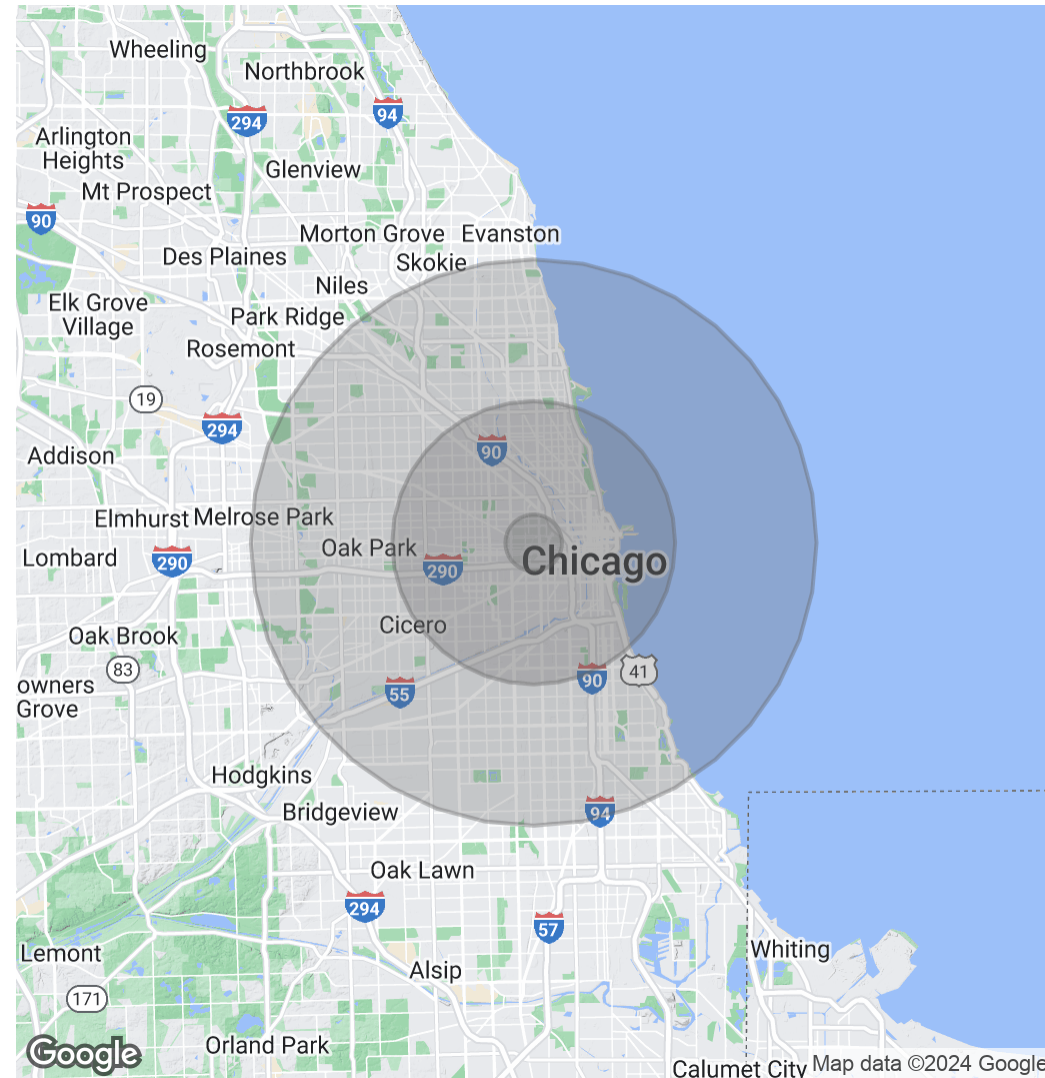
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	44,055	1,092,775	2,701,090
Average Age	34.4	34.1	36.0
Average Age (Male)	34.4	33.8	35.2
Average Age (Female)	34.9	34.8	36.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	23,290	524,664	1,195,363
# of Persons per HH	1.9	2.1	2.3
Average HH Income	\$119,699	\$106,607	\$87,796
Average House Value	\$481,599	\$393,068	\$317,118

** Demographic data derived from 2020 ACS - US Census*



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