

## ±11,558 SF BUILDING ON ±14,400 SF OF LAND FOR LEASE IN KINZIE CORRIDOR



**Price:** \$10.00 per SF, NET  
**Building Size:** ±11,558 SF (Two Floors Total)  
**Land Size:** ±14,400 SF (80'x180')  
**Taxes:** \$15,948 (2019) \$1.33 per SF  
**PIN #s:** 16-12-403-019-0000, 16-12-403-031-0000  
**HVAC:** Full HVAC  
**Ceiling Height:** 12' Clear  
**Zoning:** PMD-4A  
**Sprinklers:** Wet Sprinkler System  
**Loading:** 1 Drive In Door

- Highlights:**
- Currently built out as a doggie daycare
  - Excellent service location, close to downtown Chicago
  - Two (2) blocks from CTA Green Line Station
  - 0.4 miles to 1-290 Expressway
  - TIF District, Enterprise & Empowerment Zone
  - Suitable for a wide variety of uses
  - Ample area for outdoor storage



**DALE STRAUSS**

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**ADAM SCHNEIDERMAN, SIOR**

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4220 W. MONTROSE AVENUE

CHICAGO, ILLINOIS 60641

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2756 W. FULTON ST.  
CHICAGO, IL. 60612

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FOR LEASE IN KINZIE CORRIDOR**



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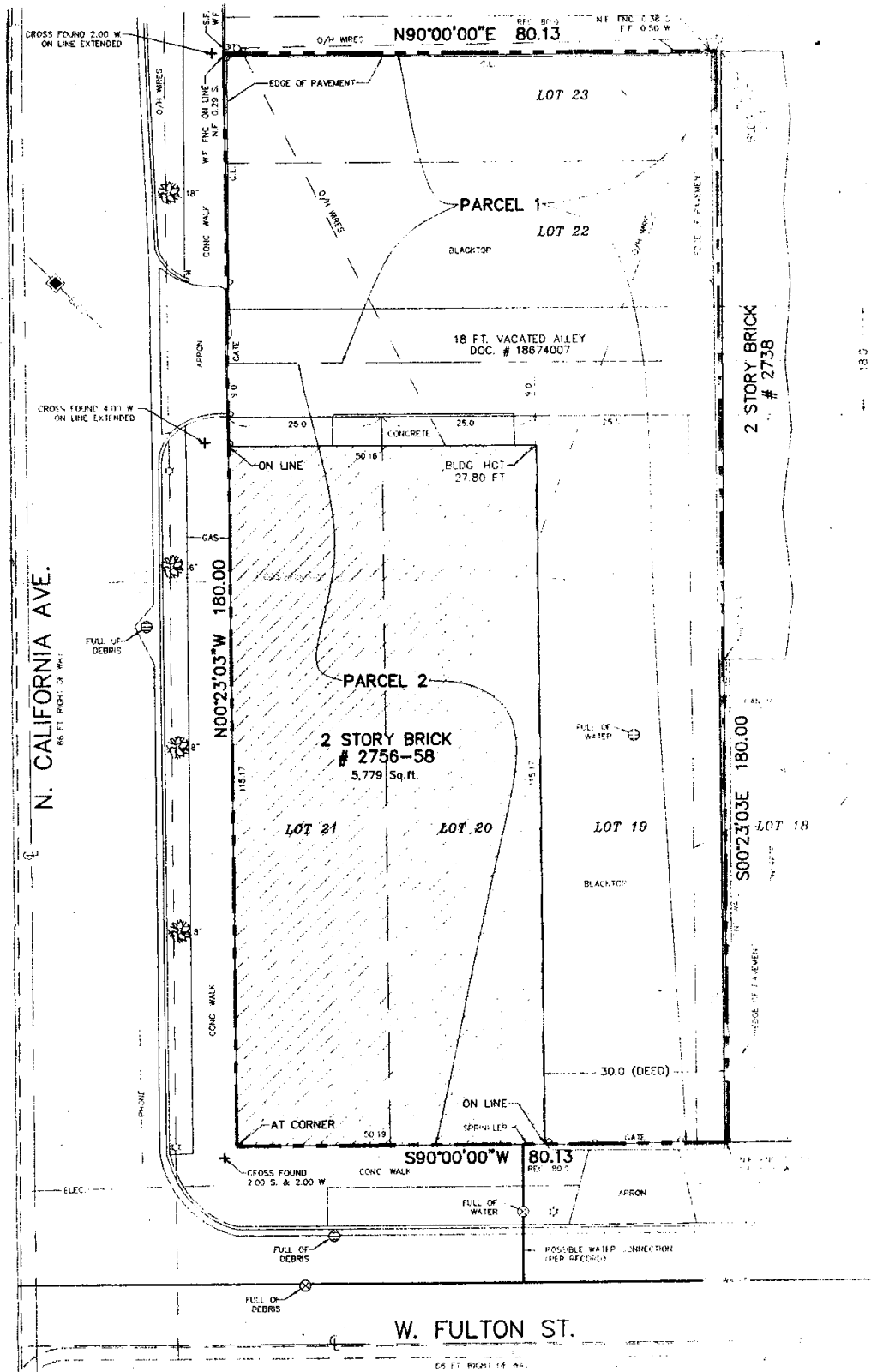
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## SURVEY



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**±11,558 SF BUILDING ON ±14,400 SF OF LAND FOR LEASE  
CURRENTLY BUILT OUT AS A DOGGIE DAY CARE**



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