

**15,000 - 25,000 SF CLEAR SPAN WAREHOUSE IN WEST FULTON MARKET  
7,500 SF GATED PARKING LOT**



**STEEL, BOW-TRUSS, CLEAR SPAN SINGLE STORY BUILDING ON THE CORNER OF DAMEN & CARROLL IN THE KINZIE INDUSTRIAL CORRIDOR.**

- Space Size:** 15,000 SF - 25,000 SF
- Lease Rate:** \$15.50 PSF, Modified Gross
- Building Description:** 15,000 SF Single Story Contiguous to 3-Story Building
- Zoning:** PMD-4
- Drive-In Doors:** 2
- Depressed Dock:** 1
- Parking:** 7,500 SF Gated Lot
- Ceiling Height:** 14' to Bottom of Trusses  
30' to Roof



**CRAIG WOLF**

847-989-9653

CRAIG@STRAUSSREALTY.COM

**DALE STRAUSS**

773-736-3600

DALE@STRAUSSREALTY.COM

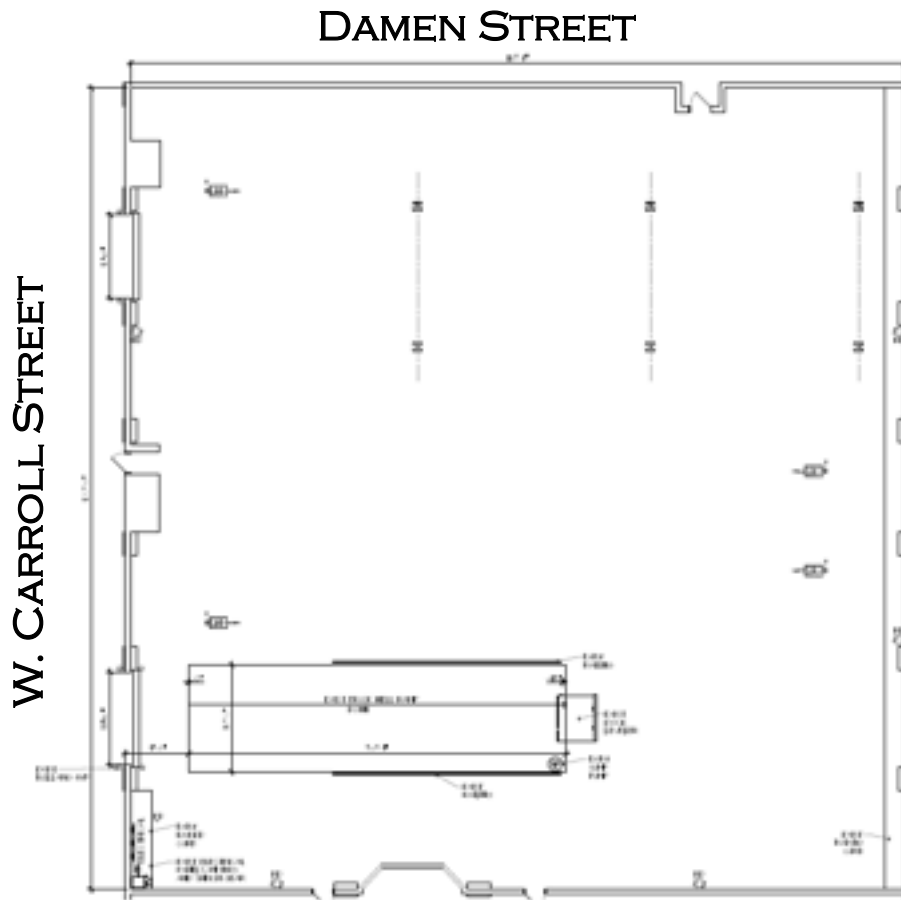
**STRAUSS REALTY, LTD.**

4220 W. MONTROSE AVENUE

CHICAGO, ILLINOIS 60641

## 15,000 - 25,000 SF CLEAR SPAN WAREHOUSE IN WEST FULTON MARKET 7,500 SF GATED PARKING LOT

- High cube space with two drive in doors with access from Carroll Street.
- One of two doors includes a truck well ramp down -16' wide by 57' long.
  - No columns or pillars in the building - fully clear span space.
  - Contiguous into 3-story building - 3,000 SF per floor.



Floor Plan (15,000 SF single-story)



CRAIG WOLF

847-989-9653

CRAIG@STRAUSSREALTY.COM

DALE STRAUSS

773-736-3600

DALE@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.

4220 W. MONTROSE AVENUE

CHICAGO, ILLINOIS 60641

**15,000 - 25,000 SF CLEAR SPAN WAREHOUSE IN WEST FULTON MARKET  
7,500 SF GATED PARKING LOT**

**STEEL, BOW-TRUSS, CLEAR SPAN SINGLE STORY BUILDING  
ON THE CORNER OF DAMEN & CARROLL IN  
THE KINZIE INDUSTRIAL CORRIDOR**



**CRAIG WOLF**

847-989-9653

CRAIG@STRAUSSREALTY.COM

**DALE STRAUSS**

773-736-3600

DALE@STRAUSSREALTY.COM

**STRAUSS REALTY, LTD.**

4220 W. MONTROSE AVENUE

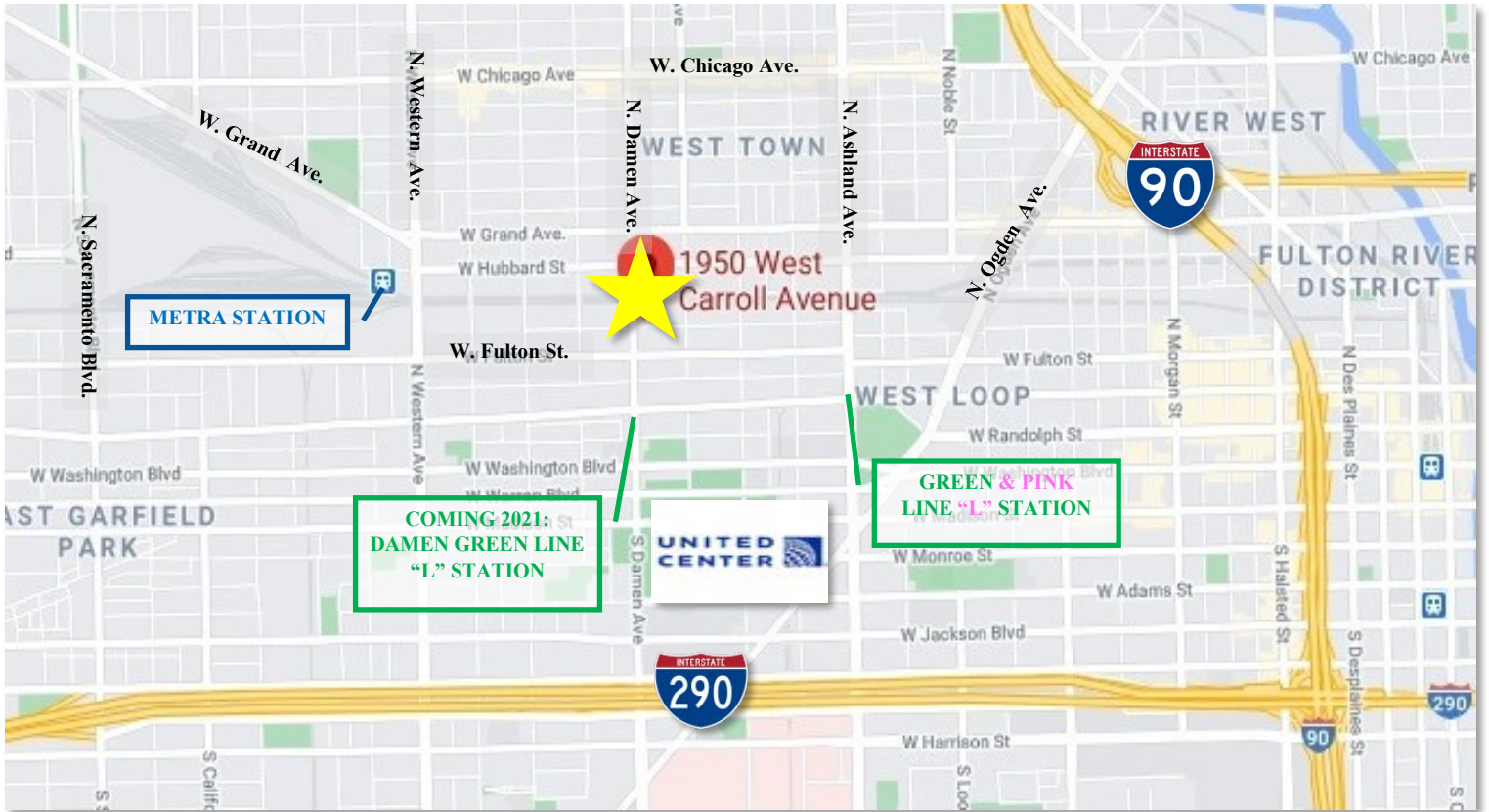
CHICAGO, ILLINOIS 60641

# STRAUSS

REALTY, LTD.

1950 W. CARROLL AVE.

CHICAGO, IL. 60612



## Damen CTA Green Line L Station to be completed in 2021



“L” Station located at the intersection of Lake / Damen.

Located two blocks from the building, the \$60 million project includes a glass pedestrian bridge and larger train platforms, aimed at accommodating big crowds visiting the United Center. Expected to be complete in 2021.



**CRAIG WOLF**

847-989-9653

CRAIG@STRAUSSREALTY.COM

**DALE STRAUSS**

773-736-3600

DALE@STRAUSSREALTY.COM

**STRAUSS REALTY, LTD.**

4220 W. MONTROSE AVENUE

CHICAGO, ILLINOIS 60641