

## FOR SALE OR LEASE

### 15,550 SF INDUSTRIAL / FLEX / CREATIVE SPACE ON 21,450 SF LAND IN KINZIE CORRIDOR



Great industrial, flex, or creative space available in thriving Kinzie Corridor. 15,550 sf building on 21,450 SF of land. Includes 2,000 ft.<sup>2</sup> of office and over 500 ft.<sup>2</sup> of free mezzanine space, 13 parking spaces in gated lot, 3 drive-in doors and a 5-ton crane bay. Located in a TIF District and Enterprise Empowerment Zone 4.



<b>Building Size:</b>	15,550 SF
<b>Land Size:</b>	21,450 SF
<b>Sale Price:</b>	\$1,995,000
<b>Lease Price:</b>	STO
<b>2020 Taxes:</b>	\$36,674 (2020)
<b>PIN#:</b>	16-12-306-013-0000
<b>Zoning:</b>	PMD-4A
<b>Alderman:</b>	Walter Burnett, Ward 27
<b>Drive-In Doors:</b>	3
<b>Ceiling Height:</b>	12'-24' Clear
<b>Parking:</b>	13 Spaces in Gated Lot



ADAM SCHNEIDERMAN, SIOR  
847-826-4467  
ADAM@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.  
4220 W. MONTROSE AVENUE  
CHICAGO, ILLINOIS 60641  
PHONE: 773-736-3600

# STRAUSS

REALTY, LTD.

2925 W. CARROLL AVE.  
CHICAGO, IL. 60612

## Detailed Photos



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Detailed Photos



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### Survey

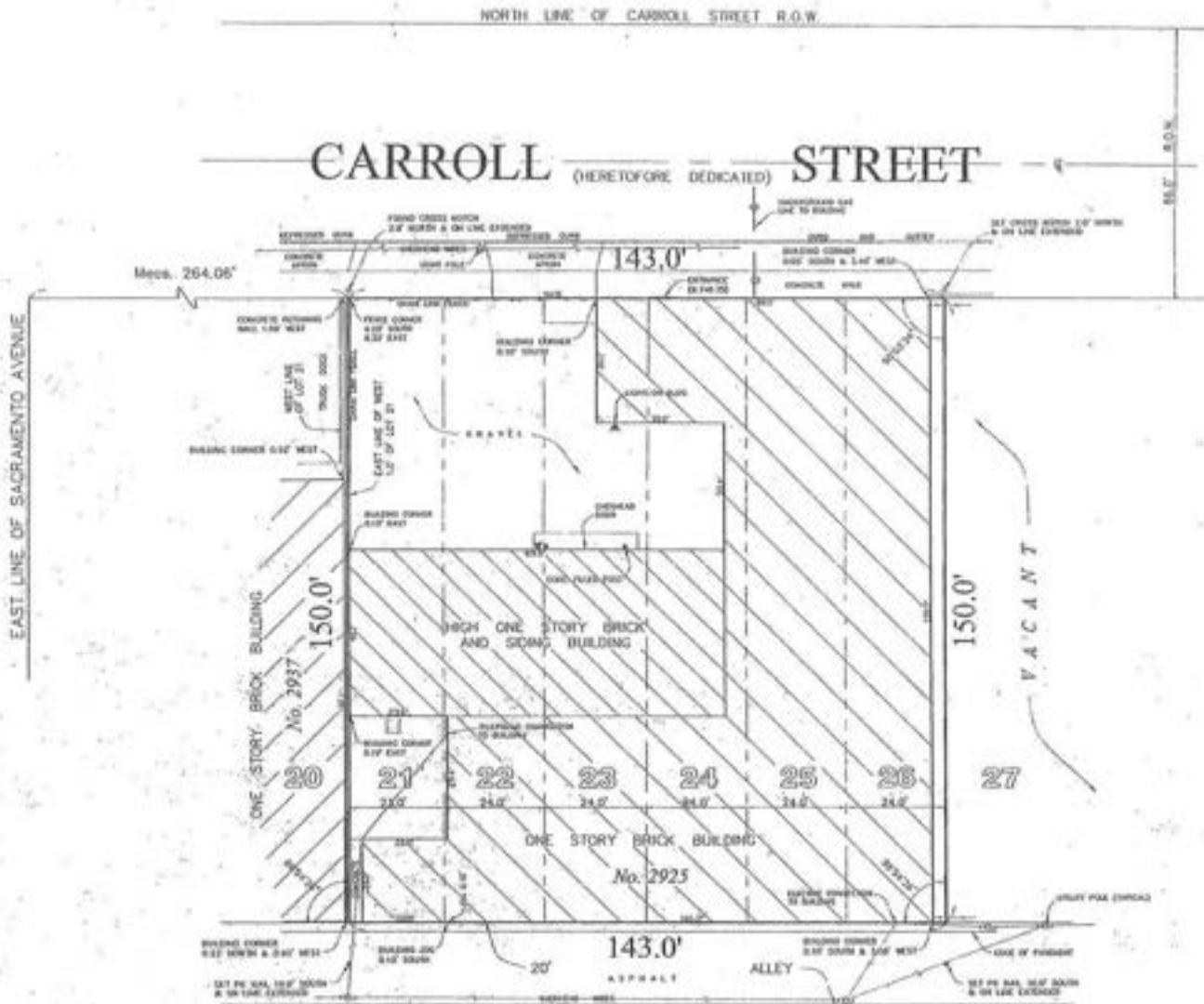
#### Legal Description

LOT 21 (EXCEPT THE WEST 1.0 FOOT THEREOF) AND ALL OF LOTS 22 TO 26, BOTH INCLUSIVE, IN SUBDIVISION OF PART OF BLOCK 3 IN LEE AND OTHERS SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2925 WEST CARROLL STREET, CHICAGO, ILLINOIS 60612

PN: 16-12-306-013-0000

Total Area of Tract Surveyed = 21,450 Sq. Ft. or 0.49 Acres



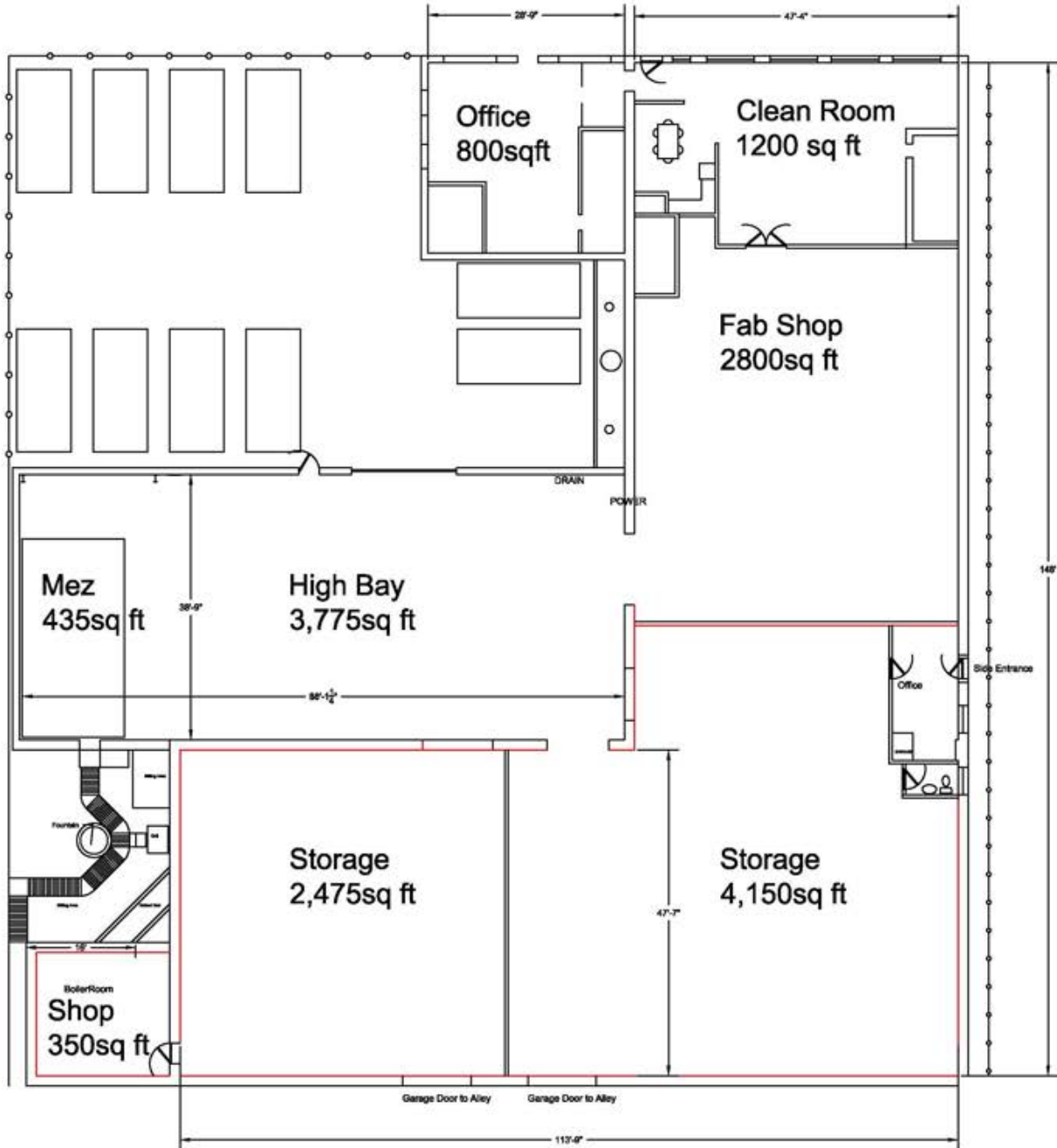
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Floor Plan



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Amenities and Transportation Map



- Centrally located between Humboldt Park, Ukrainian Village, West Town, Tri-Taylor and West Garfield Park neighborhoods.
- Only minutes to I-290 Expressway.
- 0.4 miles to Kedzie Metra stop. 0.4 miles to California "L" stop. 0.6 miles to Kedzie "L" stop.



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