

1827

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FOR LEASE

1827 W. Hubbard Street

SUMMARY

NelsonHill is pleased to present 1827 W. Hubbard Street, a 33,000 SF, bow-truss industrial building on approximately 44,866 SF of land. The building offers a prime location on W. Hubbard Street and features approximately 6,320 SF of fully conditioned showroom space, two loading docks, and a parking lot with space for 34 cars. The subject property is located in the thriving Kinzie Corridor, Maker's District neighborhood of Chicago, less than 3-miles from downtown Chicago and approximately 1-mile from Chicago's West Loop.

For a 3D Virtual Tour, please use the following link: <https://my.matterport.com/show/?m=W6ewpp1soKM>

HIGHLIGHTS

- Located within the thriving Kinzie Corridor, Maker's District
- Excellent bow-truss building
- Easily accessible via the Ashland CTA Pink/Green Line station
- Located 0.75-miles from Western Metra Station

SPECIFICATIONS

BUILDING SIZE	± 33,000 SF
AVAILABLE SPACE	± 33,000 SF
MEZZANINE SIZE	± 6,240 SF
FULLY CONDITIONED SHOWROOM	± 6,320 SF
LAND SIZE	± 44,866 SF (1.03 ACRES)
ZONING	PMD-4
CLEAR HEIGHT	13'4" - 14'0"
LOADING	2-LOADING DOCKS
PARKING	34-CARS ON PAVED LOT
PIN(S)	17-07-237-034-0000, 17-07-237-036-0000, 17-07-237-006-0000, 17-07-237-007-0000
2017 TAXES	\$46,873.99 (\$1.42 PSF)
LEASE RATE	\$16 PSF NET

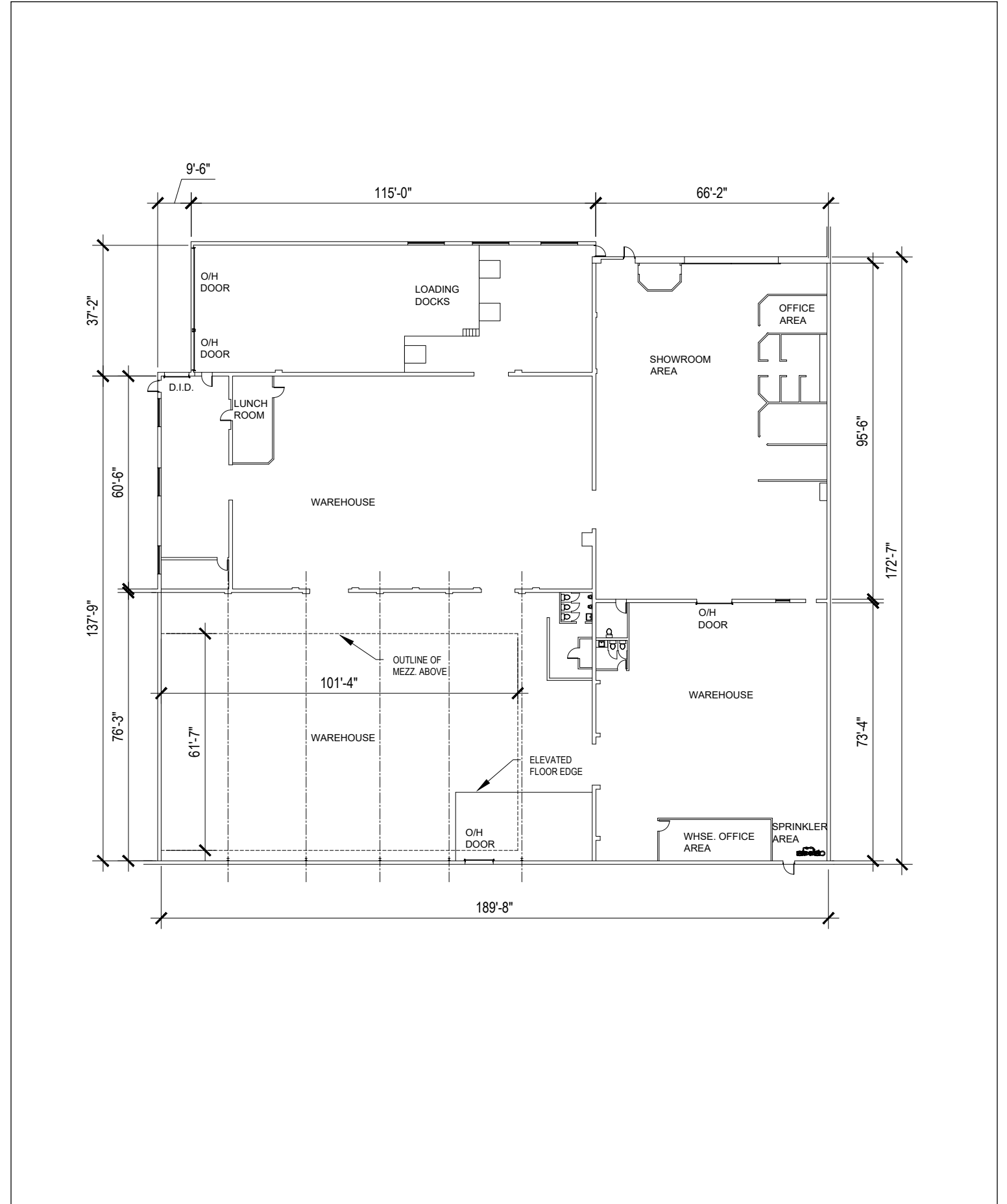
All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.



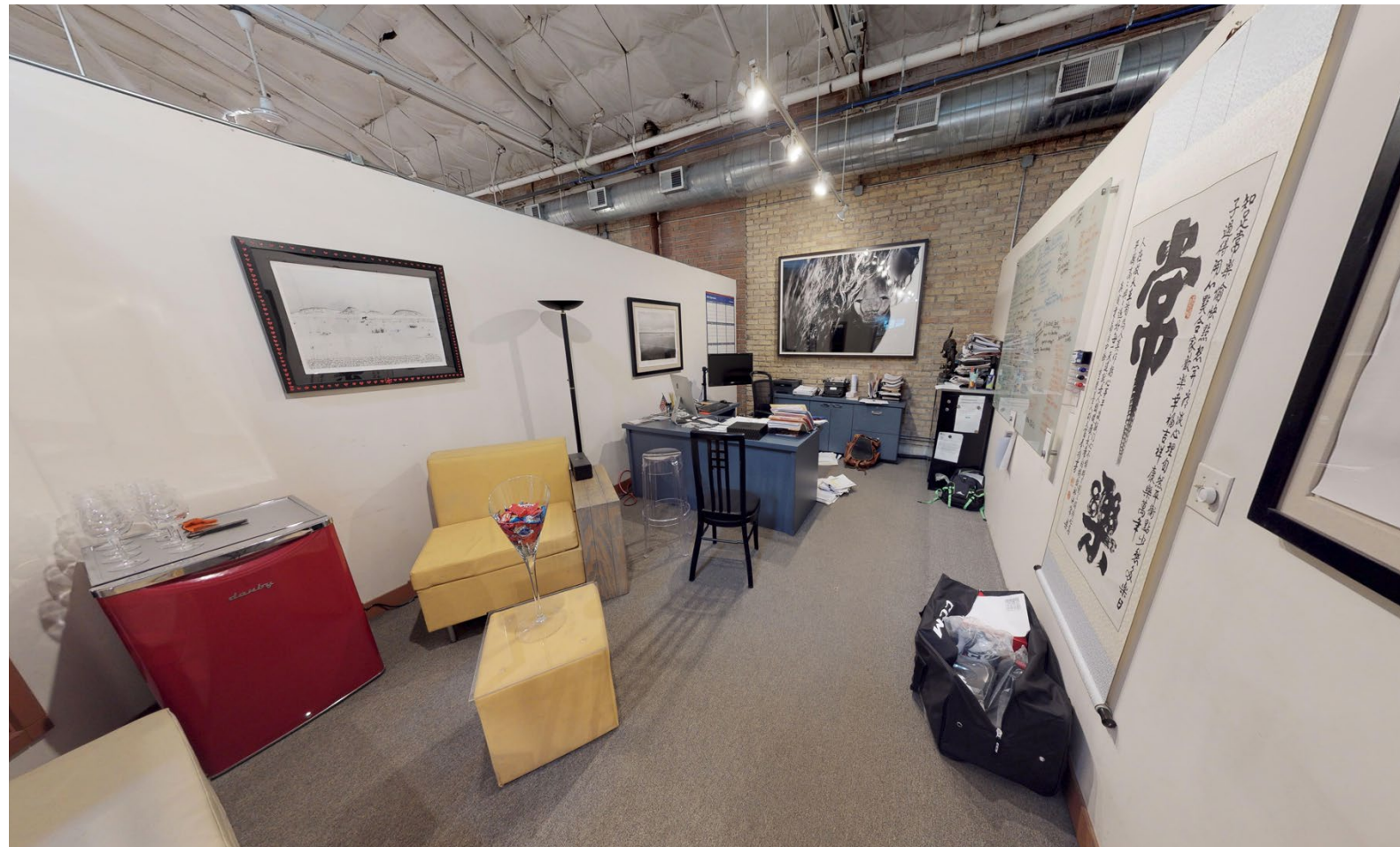
PROPERTY PHOTOS






FLOOR PLAN

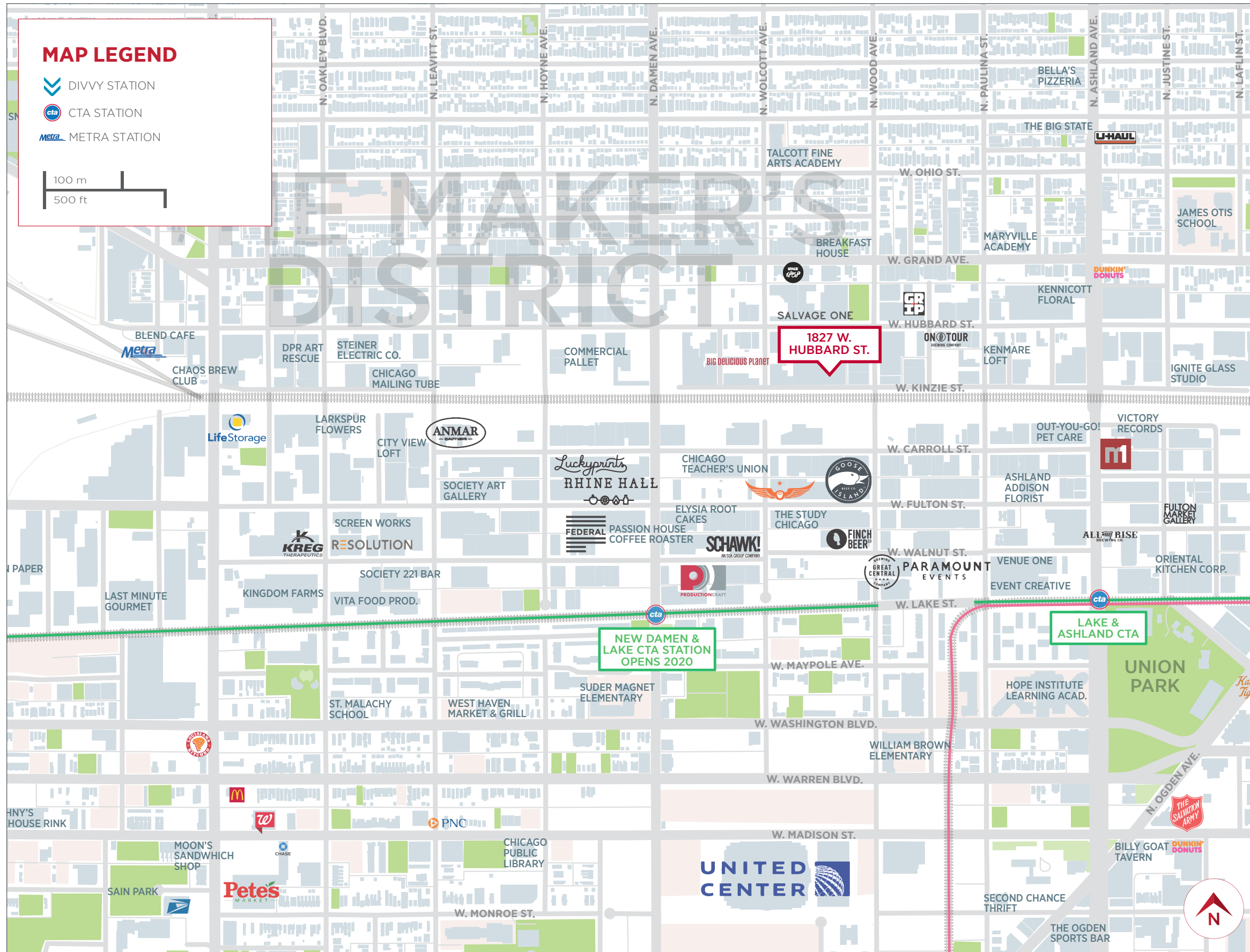
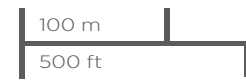


PROPERTY PHOTOS



MAP LEGEND

-  DIVVY STATION
-  CTA STATION
-  METRA STATION



THE MAKER'S DISTRICT

NEIGHBORHOOD ANALYSIS

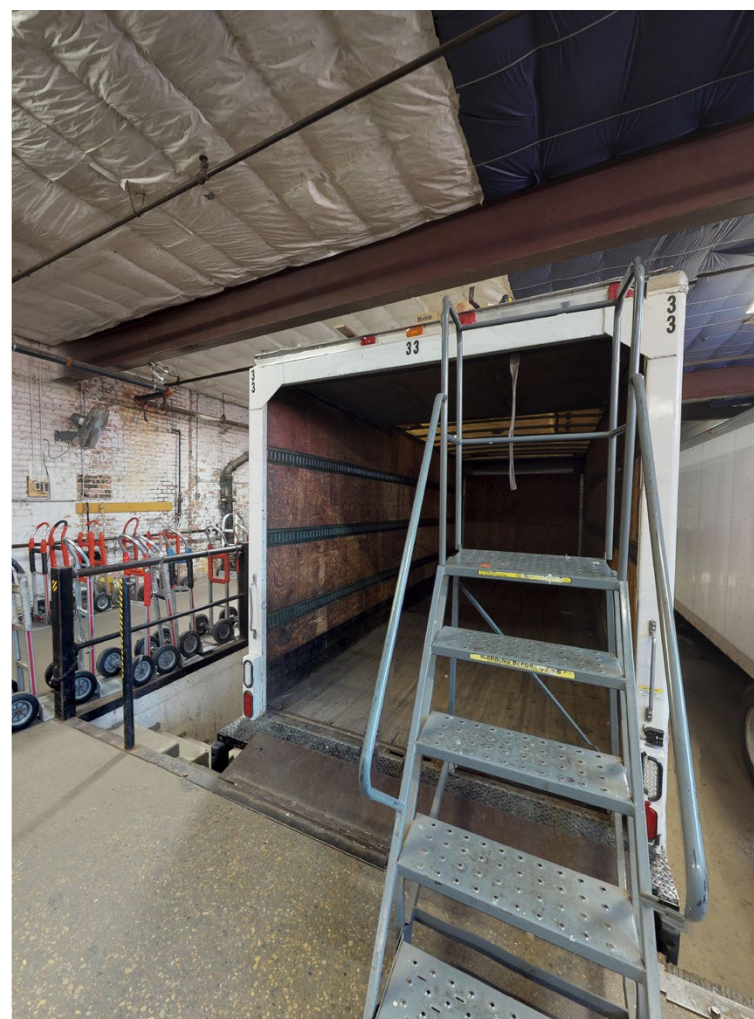
In the mid-90's, West Fulton Market, also known as The Kinzie Corridor, became known as a robust manufacturing district in Chicago. This was the decade that Goose Island planted it's manufacturing facility in the neighborhood and many other food, beverage and retail manufacturers followed.

Today, West Fulton Market is known as the Maker's District- attracting light manufacturers, creative office, and artisans from around the city with it's creative environment and easy access to downtown Chicago. The city of Chicago supports the movement with over \$700,000 in grants annually.



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A DAYTON STREET PARTNERS
INVESTMENT

CONTACT

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