

## FOR LEASE

6,000 SF Flex Warehouse  
Space in Kinzie Corridor

1725 W. Carroll Avenue  
CHICAGO, IL 60612



Property Aerial

### PROPERTY SPECIFICATIONS

Building Size	± 8,450 Sq. Ft.
Space Available	± 6,000 Sq. Ft.
Divisible	± 2,500 Sq. Ft.
Land Size	± 8,450 Sq. Ft.
Ceiling Height	10' - 12' Barrel Truss Warehouse
Power	800 Amps / 480 Volts
Heat / HVAC	Gas-Unit Heaters
Loading	2 Drive-In Doors
Zoning	PMD-4
Taxes	\$16,046
Lease Rate	\$12.00 PSF Net
Comments	<ul style="list-style-type: none"><li>Space for lease divisible to 2,500 Sq. Ft.</li><li>Great location in the Kinzie Corridor</li><li>Close proximity to downtown Chicago and major expressways: I-90/94 and I-290</li><li>Desirable barrel truss warehouse construction</li><li>Located near Ashland CTA Station and Goose Island Brewery</li></ul>

For more information,  
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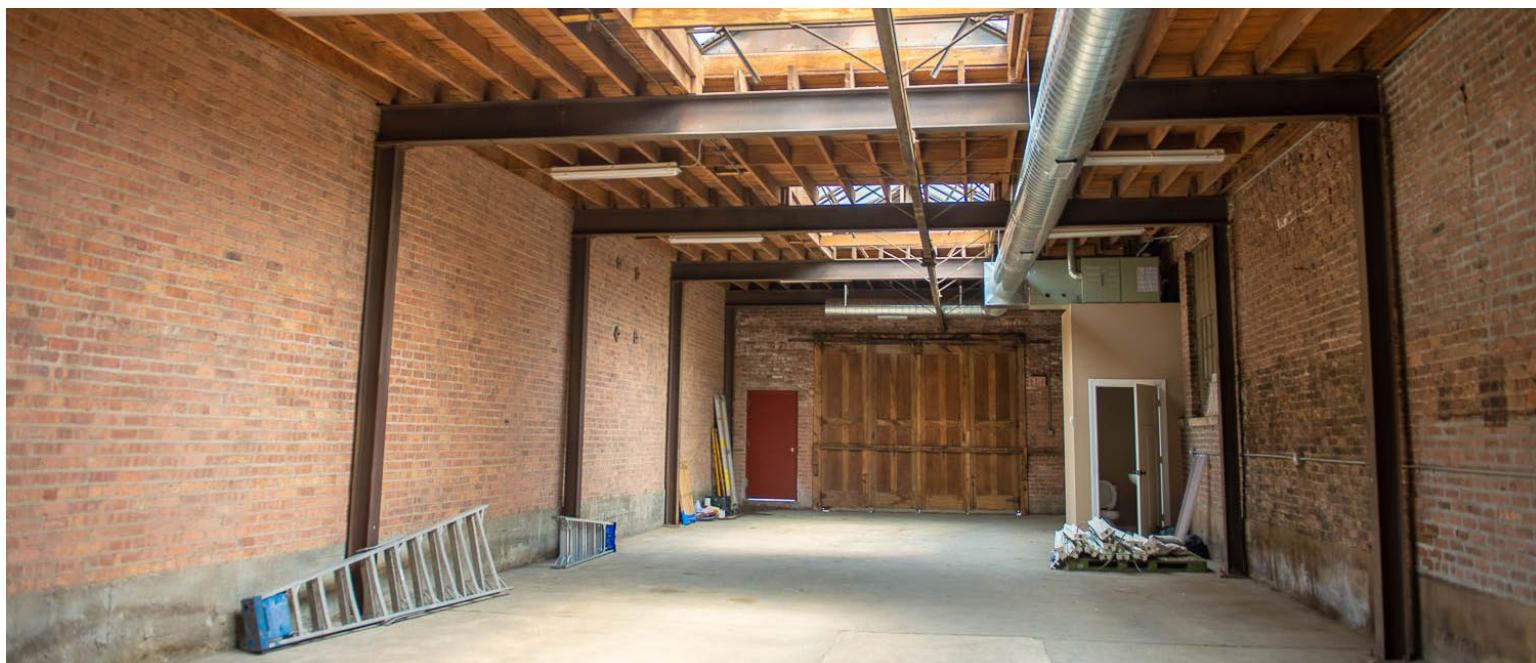
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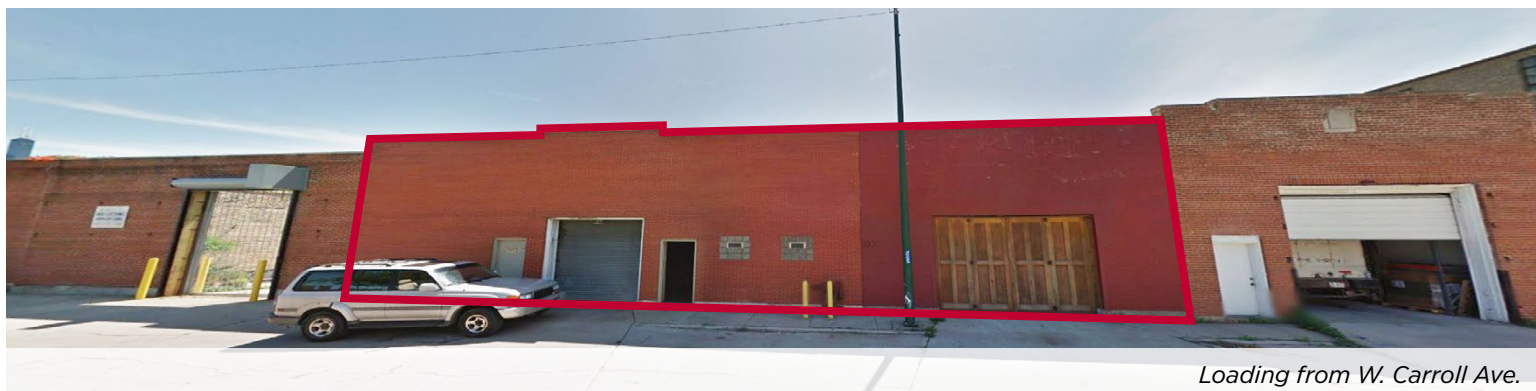
*Barrel Truss Warehouse Interior*



*Kinzie Corridor | Chicago, IL*



*Chicago Map*



*Loading from W. Carroll Ave.*