

411 N. PAULINA ST.

«
KINZIE CORRIDOR



OFFERING MEMORANDUM

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OFFERING SUMMARY



Cawley Chicago is pleased to present for sale 411 N Paulina St, a 5,750 Sq Ft. brick and heavy timber building within the bustling Kinzie Corridor. This uniquely sized, standalone building has one-of-a-kind architecture that boasts up to 28' ceiling heights, a dedicated office space, and large drive-in-door. Currently utilized for a stone fabricator, the building is also equipped with trench floor drains and ample power. Adding to the appeal, the building has the opportunity to be flooded with natural light with large window wells off of Paulina St, Oswego St, and a covered skylight.

This unparalleled location provides quick and easy access to Downtown, major thoroughfares, I-90/94 & I-290, and some of Chicago's most sought after neighborhoods. Adding to the appeal of the location is the close proximity to public transportation including being within 1 mile of four CTA/Metra stations and major bus routes.

411 N Paulina St is a perfect size for an owner/user or investor in a growing and protected business community at a price point unavailable within proximity to the City Center.

OPPORTUNITY OVERVIEW



411 N. Paulina Street

Property Address: 411 N Paulina St
Property Type: Flex, Light Manufacturing
Total Building Size: 5,750 Sq. Ft
Total Land Area: 4,600 Sq. Ft.

Investment Highlights

Zoning: PMD 4A
2018 Taxes: \$17,785.15
Property Tax Classification: 5-93: Industrial Building
Ward: 27, Ald. Walter Burnet Jr.
Enterprise Zone: Zone 4
TIF: Kinzie Industrial Corridor
Community Area: West Town
Neighborhood: Kinzie Corridor
TOD Qualifications: 535 ft to Ashland Ave – CTA Bus #9
Truck Routes: Class II: Ashland Ave, Grand Ave
Class III: Fulton St & Western Av



OPPORTUNITY HIGHLIGHTS



Potential

- Opportunity to create one-of-a-kind workplace for all business types including office, flex or creative space.
- Architecturally interesting exterior façade with exposed brick and timber interior.
- Profound 28' ceiling height at interior apex
- Large window wells off Paulina & Oswego St and covered skylight offer ability for natural light
- Existing floor trench drains
- Drive-in-door off Oswego for easy van or box truck loading.

Location

- Direct Interstate Access to I-90/94 & I-290 within 1 mile
- Truck II & Truck III routes provide distribution for Downtown service needs
- United Center West Loop/Fulton Market, River West, Goose Island, Wicker Park all within one mile
- Near Ashland Ave Pocket of new development including Brew Yards and Altitude Trampoline Park
- 411 N Paulina is located less than 550' from the Ashland Bus Corridor, making the site eligible for TOD Qualifications, per the recently passed BUS Corridor-TOD-Ordinance

Public Transportation

- Located less than a 10-minute walk from the existing Lake-Ashland Green & Pink Line L Station
- Upon opening of Lake-Damen Green Line Station, 411 N Paulina St will be within one mile of four CTA Stations
- Western Ave Metra Station, one mile from Property, has non-stop service to Union Station
- Steps from Grand Ave & Ashland Ave Bus Routes





PROPERTY SPECIFICATIONS



411 N. Paulina Street

Parcel Address:	411 N Paulina St
Parcel ID Number:	17-07-240-028-0000
Total Land Area	4,600 Sq. Ft.
Total Building Area:	Approx. 5,750 SF 4,600 SF Ground Floor Warehouse 1,150 SF Mezzanine Office
Construction:	Masonry & Timber with Steel Supports
Year Built:	1910
Stories:	1 Story
Ceiling Heights:	Warehouse: 12' – 28' Office: 9' – 15'
Loading:	1 drive in door (10'4" H x 12'3" W)
Mechanicals:	2 Gas Heater 1 HVAC Unit (Office)
Drains:	Trench Drains
Sprinklered:	No



BUILDING INTERIOR



THE HEART OF THE KINZIE CORRIDOR



Metra		Class II truck route		Class III truck route		Bicycle	
Ashland - GREEN & PINK	0.4 Mile	65 - Grand	0.1 Mile	I-290	1.1 Miles	Wood & Hubbard	0.2 Mile
New Damen-Lake GREEN	0.7 Mile	9 - Ashland	0.2 Mile	I-90/94 West	1.0 Mile	Damen & Grand	0.3 Mile
Western - METRA	1.0 Mile	50 - Damen	0.4 Mile	I-90/94 East	1.5 Miles	Ashland & Lake	0.4 Mile
IMD-Ogden-BLUE	1.2 Miles	66 - Chicago	0.5 Mile	United Center	0.8 Mile		
Grand - BLUE	1.2 Miles	20 - Madison	0.6 Mile	Rush/IL Medical District	1.2 Miles		
Ogilvie Transportation Center	1.8 Miles	49 - Western	0.9 Mile	Fulton Market	1.2 Miles		
				Downtown Loop	2.0 Miles		



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