

3110 N. KEDZIE AVE.

AVONDALE



cawley  CHICAGO

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PROPERTY SUMMARY

3110 N. KEDZIE AVE.

A hidden gem in the Avondale neighborhood, this 8,788 square foot barrel truss building on a 11,800 square foot site is the perfect single user building or can be paired with the 3 lots to the south for a TOD residential development. Upon entry from the dedicated parking lot, the sandblasted brick and timber barrel truss construction is highlighted by operable skylights showcasing the clear span throughout the main warehouse with ceiling heights up to 22'3". The warehouse has floor drains, ceiling fans and gas heaters with drive in door access of the alley or the potential to add additional loading off Kedzie. The building is bifurcated into office space and kitchen with a dedicated RTU for temperature control. Direct access to 90/94 or main thoroughfares to Logan Square, Avondale, & Lakeview and easy access to downtown make this building ideal for any creative or commercial use.

PROPERTY OVERVIEW

3110 N. KEDZIE AVE.

Asking Price: Subject to Offer
Address: 3110 N Kedzie Ave,
Chicago IL 60618
Total Land Area: 11,800 Sq. Ft
Total Building Area: 8,788 Sq. Ft
Year Built: 1930
Construction: Brick & Timber
Stories: 1 Story
Zoning: B3-1
Ward: 35; Ald. Carlos Ramirez-Rosa





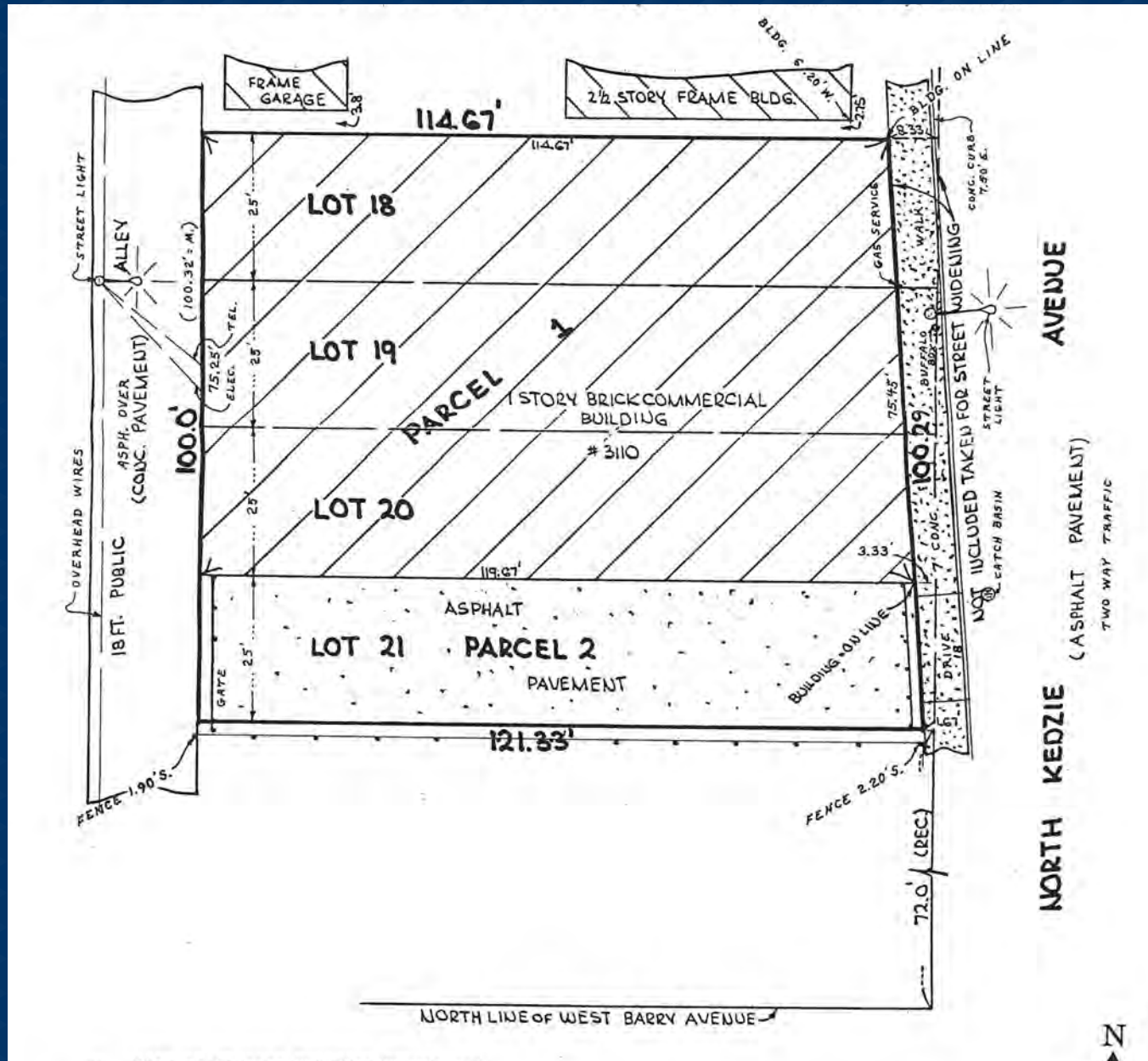
BUILDING SPECIFICATIONS

3110 N. KEDZIE AVE.

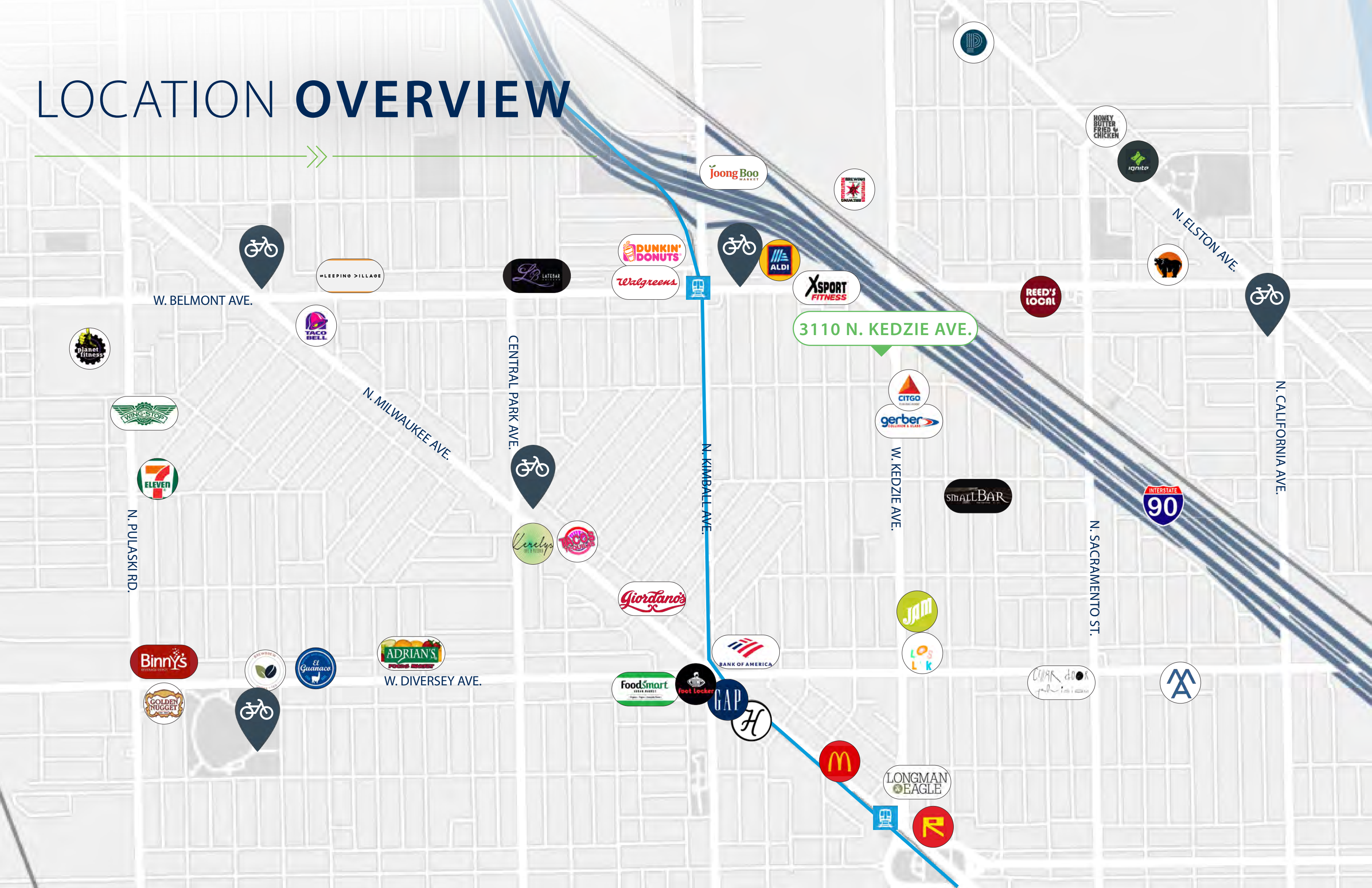
Address:	3110-3112 N Kedzie Ave, Chicago IL 60618	
PIN(s):	13-26-207-039-0000 13-26-207-040-0000	
Total Land Area:	11,800 Sq. Ft.	
Total Building Area:	8,788 Sq. Ft.	
Available Parking:	3,012 Sq. Ft.	
Year Built	1930	
Construction:	Brick & Timber	
Loading:	One (1) Drive-in-Door 10'H x 9'3"W	
Power:	300 Amp	
Clear Height:	12'2"	
Ceiling Height:	22'3"	
Mechanicals:	Three (3) Steel Heat Exchangers 1 RTU: 2013	
Renovations:	Sandblasted Brick & Timber: 2000 Tear off Roof including interior Copper Roof Drains: 2010	
Features:	Floor Drains Private Offices Four (4) ceiling fans Three (3) Restrooms	Full Kitchen Operable Skylights Hardwired Alarm System Useable 2nd Floor Space (not included in SF)
2019 Taxes:	\$21,523.63 (\$2.45/SF)	
Property Tax Class:	5-93 Industrial Building 2-90 Minor Improvement	
Ward:	35: Ald. Carlos Ramirez-Rosa	
TOD Qualifications:	Yes: Less than 1320' from Belmont CTA Station	

PROPERTY SURVEY

3110 N. KEDZIE AVE.



LOCATION OVERVIEW





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HEADQUARTERS | One Lincoln Centre, Suite 120, Oakbrook Terrace, IL

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