

**FOR SALE**

345,000sf Redevelopment  
Opportunity

2133-2159 W. Pershing Road  
CHICAGO, IL 60609



Property Front Aerial

## PROPERTY SPECIFICATIONS

|                  |   |
|------------------|---|
| Building Size(s) | 2133: 165,000 Sq. Ft. (Part 3-Story, Part 6-Story)<br>2159: 180,000 Sq. Ft. (6-Stories)   |
| Land Size        | 147,292 Sq. Ft. (3.38 Acres)  |
| Ceiling Height   | 12'-24' Clear   |
| Zoning           | M2-3  |
| Taxes            | \$31,357 (\$0.10 PSF)   |
| Asking Price     | \$4,950,000 (\$15.47 PSF)   |
| Comments         | <ul style="list-style-type: none"><li>Two large adjacent loft buildings on Pershing Road ideal for redevelopment into residential, live/work, flex, office or data center (fiber optics on Western Ave.)</li><li>Excellent location across the street from McKinley Park and minutes to downtown</li><li>Nearby access to I-55 and I-90/94</li><li>10 minute walk to CTA Orange Line station at Archer and 35th</li><li>CTA bus routes along Pershing, Western and Archer</li></ul> |

For more information,  
please contact:

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All information contained herein is  
from sources deemed reliable and is  
submitted subject to errors, omissions  
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*McKinley Park*



*Pershing Avenue Eastbound*



*Pershing Avenue Westbound*



*Property Streetview*

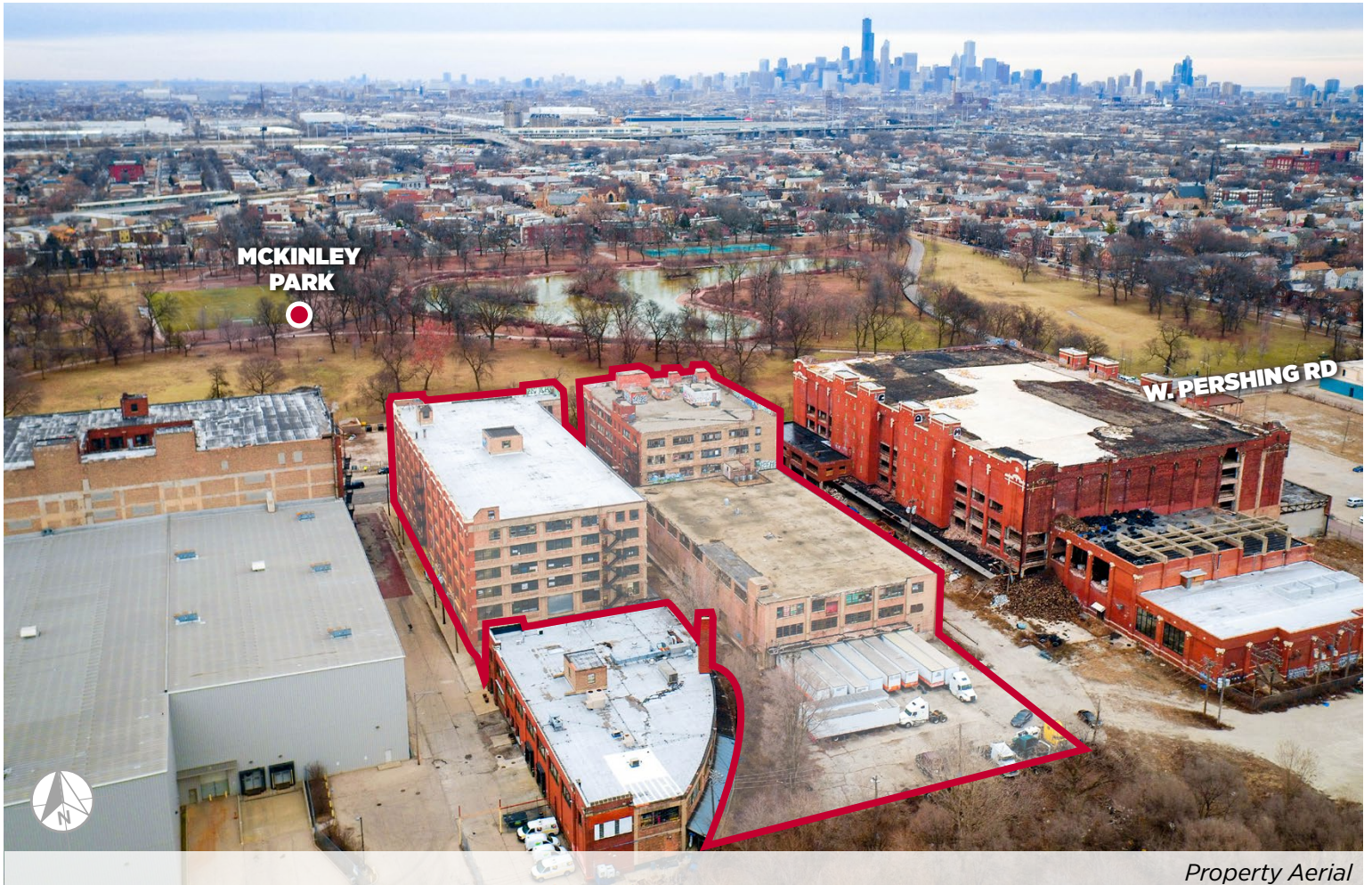




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Property Location