



THE SLOAN VALVE
**WORK
SHOP
LOFTS**

FOR LEASE
4348 W. Lake Street
CHICAGO, IL 60624
COMPLETE NEW RENOVATION

FOR LEASE

4348 W. Lake Street

4348 W. Lake Street, also known as The Sloan Valve Workshop Lofts, is a 3-story, 78,000 Sq. Ft. building on located on W. Lake Street. The property benefits from its solid brick structure, newly renovated interior and its prime location near public transit and I-290 Expressway.

SPECIFICATIONS

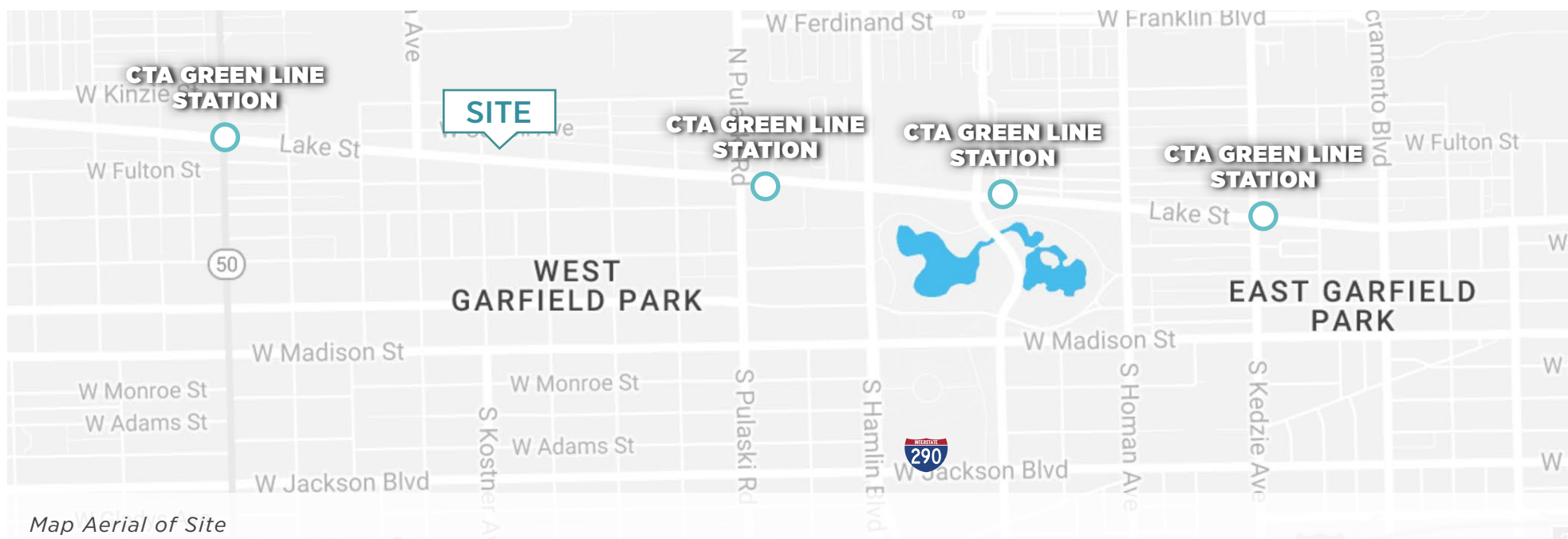
BUILDING SIZE	± 78,000 SF
AVAILABLE SPACE	± 78,000 SF (DIVISIBLE)
LAND SIZE	± 67,518 SF
CEILING HEIGHT	12'-14'
LOADING	2 DRIVE-IN-DOORS
ELEVATORS	2 FREIGHT ELEVATORS
POWER	3200A, 480V, 3-PHASE
PARKING	100+ CARS, OFF-STREET, NEWLY PAVED, FENCED & GATED
ZONING	PMD-9
2015 TAXES	\$0.29 PSF
PIN	16-10-404-029-0000
LEASE RATE	\$8.25 PSF MODIFIED GROSS

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 Aerial



Map Aerial of Site

PROPERTY LOCATION

4348 W. LAKE STREET LOCATION

The subject property is located within the West Garfield Park neighborhood in Chicago.

4348 W. Lake Street features a prime location 0.5 miles from both the Cicero and Pulaski CTA Green Line Stations, 1.5 miles from the Cicero Blue Line Station and 1.5 Miles from the I-290 Expressway.



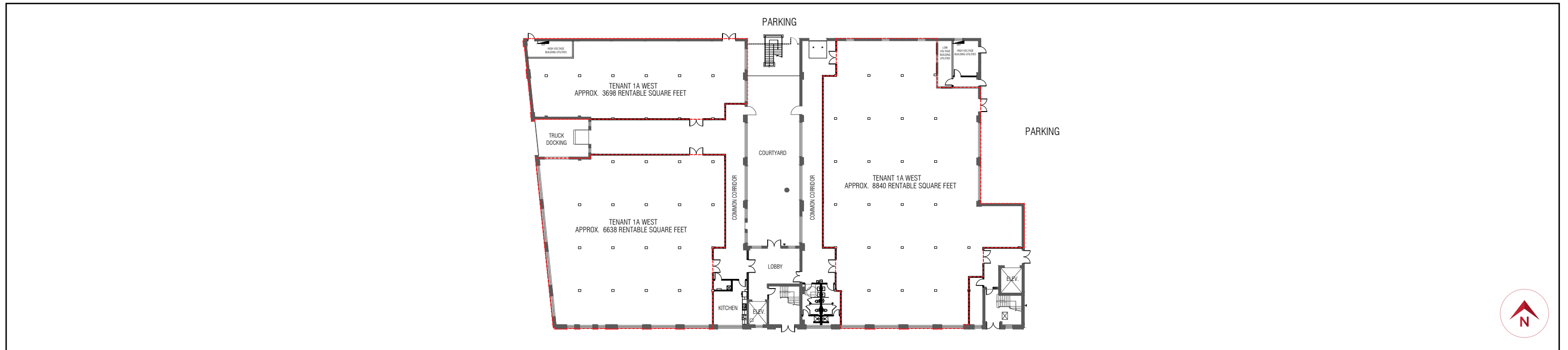
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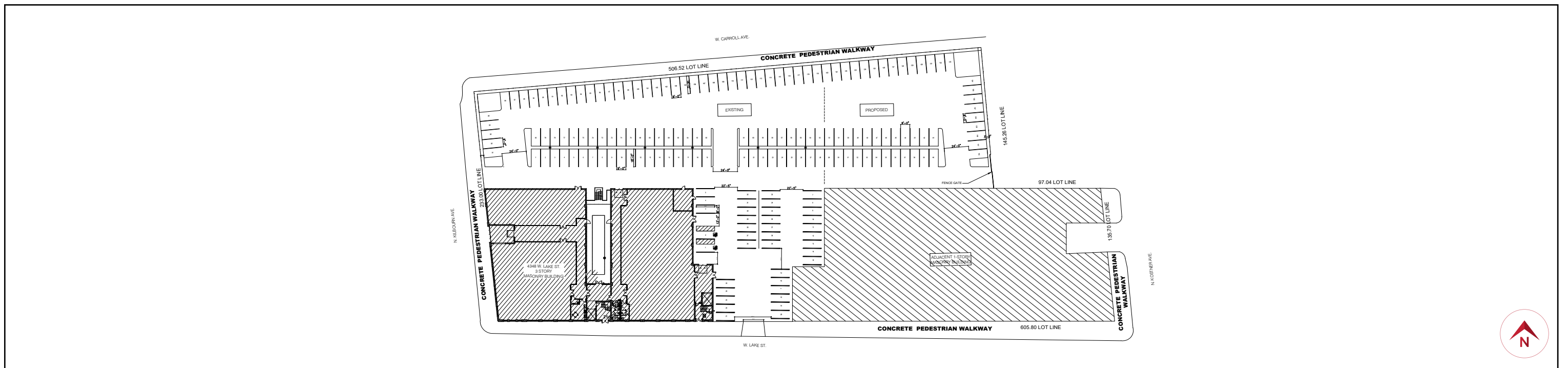
SITE PLAN

4348 W. Lake Street

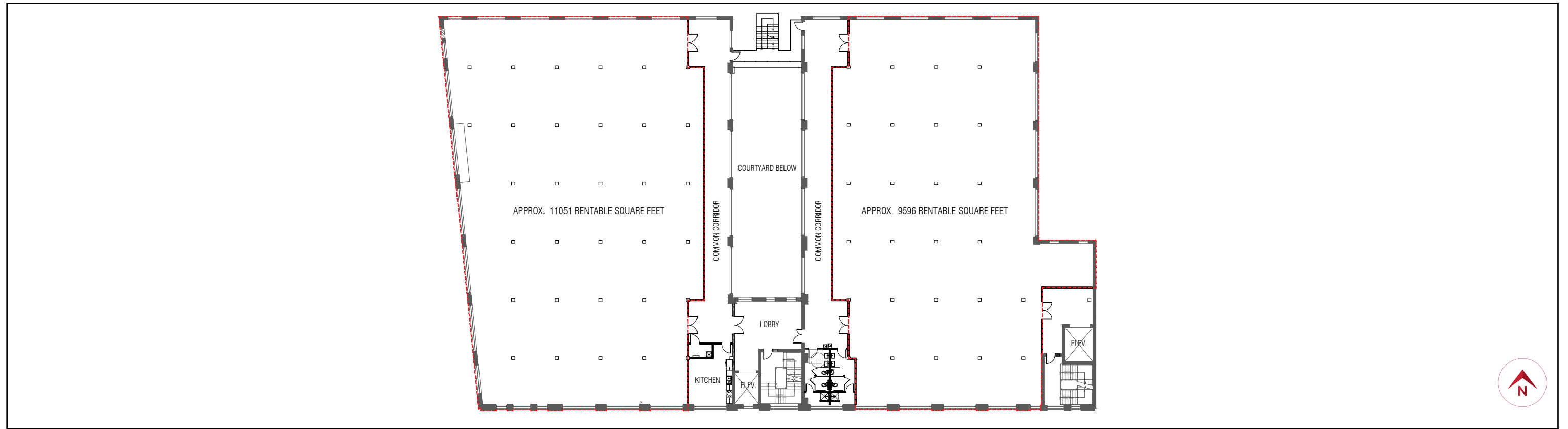
MAIN FLOOR PLAN



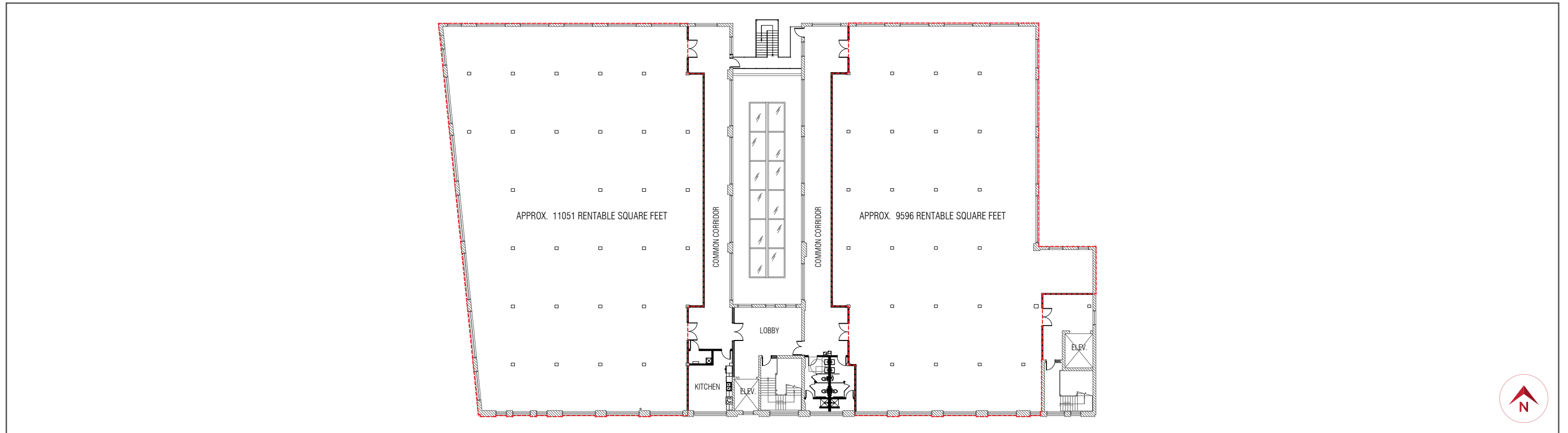
PARKING PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

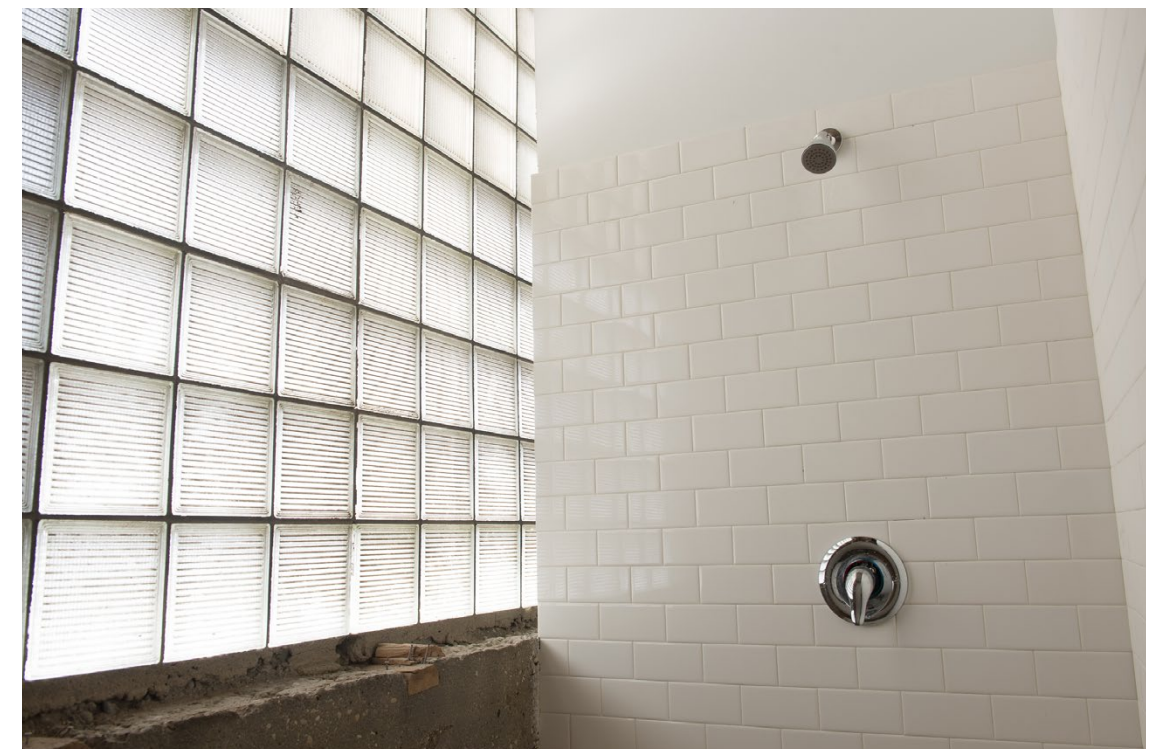




COMMON KITCHEN



COMMON BATHROOM





EAST ELEVATION



OVERHEAD VIEW

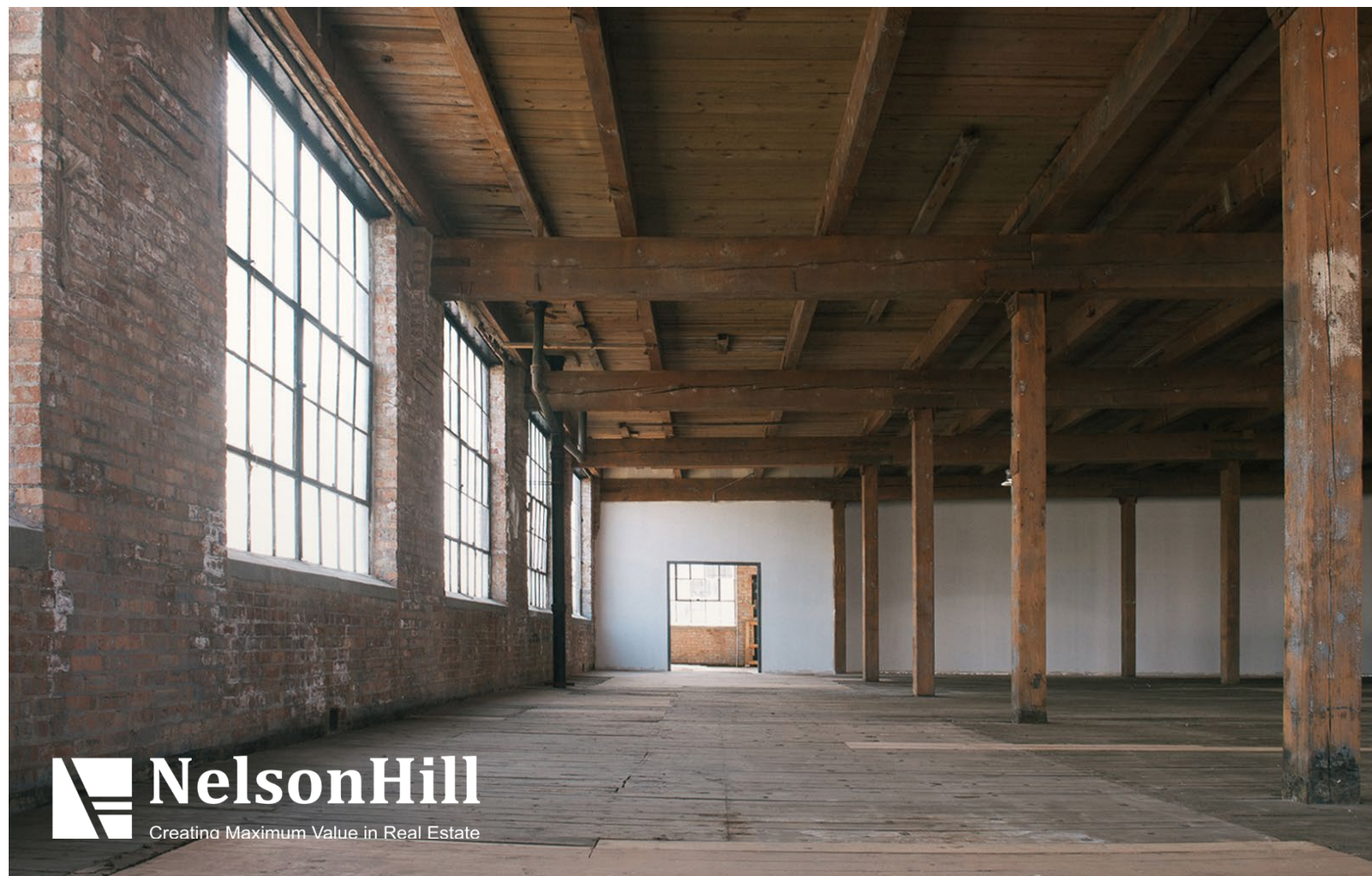


INTERIOR OFFICE SPACE





WEST SIDE
—
OFFICE LEASE
OPPORTUNITY



CONTACT
—
 **NelsonHill**
Creating Maximum Value in Real Estate

FRANK MELCHERT
312.208.1561
Frank@NelsonHill.com

STEVAN ARANDJELOVIC
312.533.2146
Stevan@NelsonHill.com