

STRAUSS

REALTY, LTD.

2756 W. FULTON ST.
CHICAGO, IL. 60612

±11,558 SF BUILDING ON ±14,400 SF OF LAND FOR LEASE IN KINZIE CORRIDOR



Price: \$10.00 per SF, NET
Building Size: ±11,558 SF (Two Floors Total)
Land Size: ±14,400 SF (80'x180')
Taxes: \$15,948 (2019) \$1.33 per SF
PIN #s: 16-12-403-019-0000, 16-12-403-031-0000
HVAC: Full HVAC
Ceiling Height: 12' Clear
Zoning: PMD-4A
Sprinklers: Wet Sprinkler System
Loading: 1 Drive In Door

- Highlights:**
- Currently built out as a doggie daycare
 - Excellent service location, close to downtown Chicago
 - Two (2) blocks from CTA Green Line Station
 - 0.4 miles to I-290 Expressway
 - TIF District, Enterprise & Empowerment Zone
 - Suitable for a wide variety of uses
 - Ample area for outdoor storage



DALE STRAUSS

773-736-3600

DALE@STRAUSSREALTY.COM

ADAM SCHNEIDERMAN, SIOR

847-826-4467

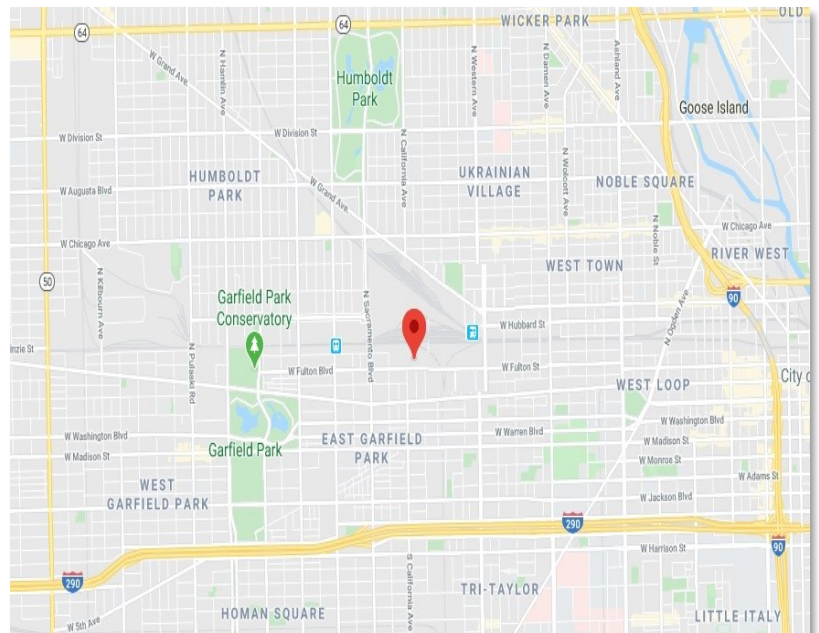
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4220 W. MONTROSE AVENUE

CHICAGO, ILLINOIS 60641

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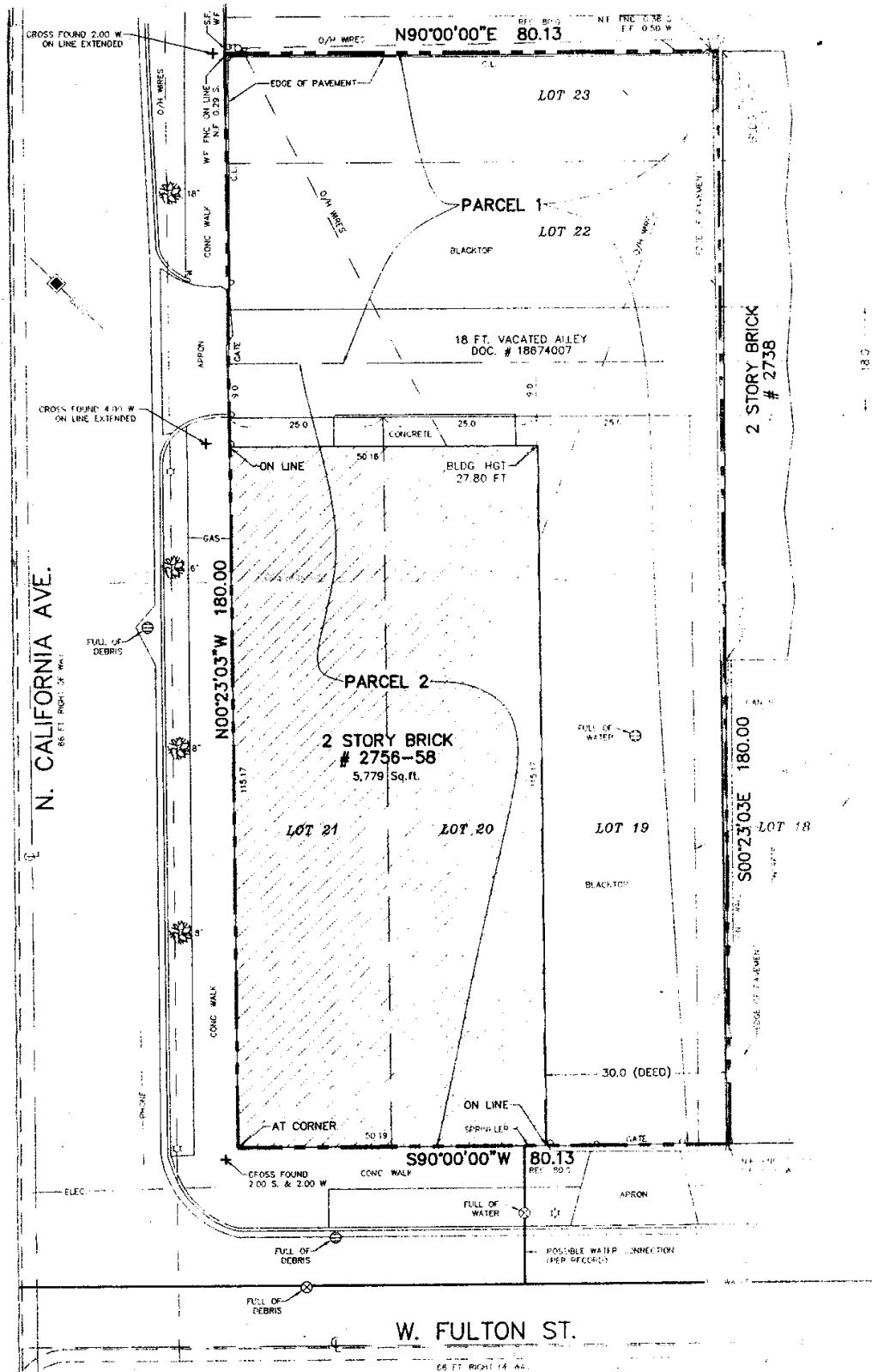
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SURVEY



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**±11,558 SF BUILDING ON ±14,400 SF OF LAND FOR LEASE
CURRENTLY BUILT OUT AS A DOGGIE DAY CARE**



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