

For Sublease

1365 West 37th Street | Chicago, Illinois



**18,116 SF (Divisible) in
Chicago's Stockyards |
FDA approved building with
cooler and freezer in place**

Property Highlights:

- Free-standing bow truss building with 55' wide columns
- FDA approved building with floor drains in place
- Exceptional access to public transportation, expressways and Downtown Chicago

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Property Specifications

Ideal for food production or commissary space

Total Building Size:	18,116 SF (Divisible)
Office Size:	2,200 SF
Total Site Size:	+/- 0.59 acres
Cooler/Freezer:	660 SF cooler & 1,625 SF freezer
Ceiling Height:	10' – 15' clear
Loading:	1 exterior dock & 2 interior docks
Car Parking:	20 car spaces
Power:	800 amps/120 volts/3-phase
Zoning:	PMD 8
Ward/Alderman:	11th Ward/Patrick D. Thompson-Alderman
2020 Taxes:	\$27,323.79 (\$1.51 PSF)
Asking Lease Rate:	STO

Recently Completed Improvements:

- Roof and masonry maintenance
- New exterior loading dock
- New interior LED lighting
- Clear coat epoxy flooring
- Fresh paint throughout
- Renovated restrooms
- Paved parking lot
- New windows



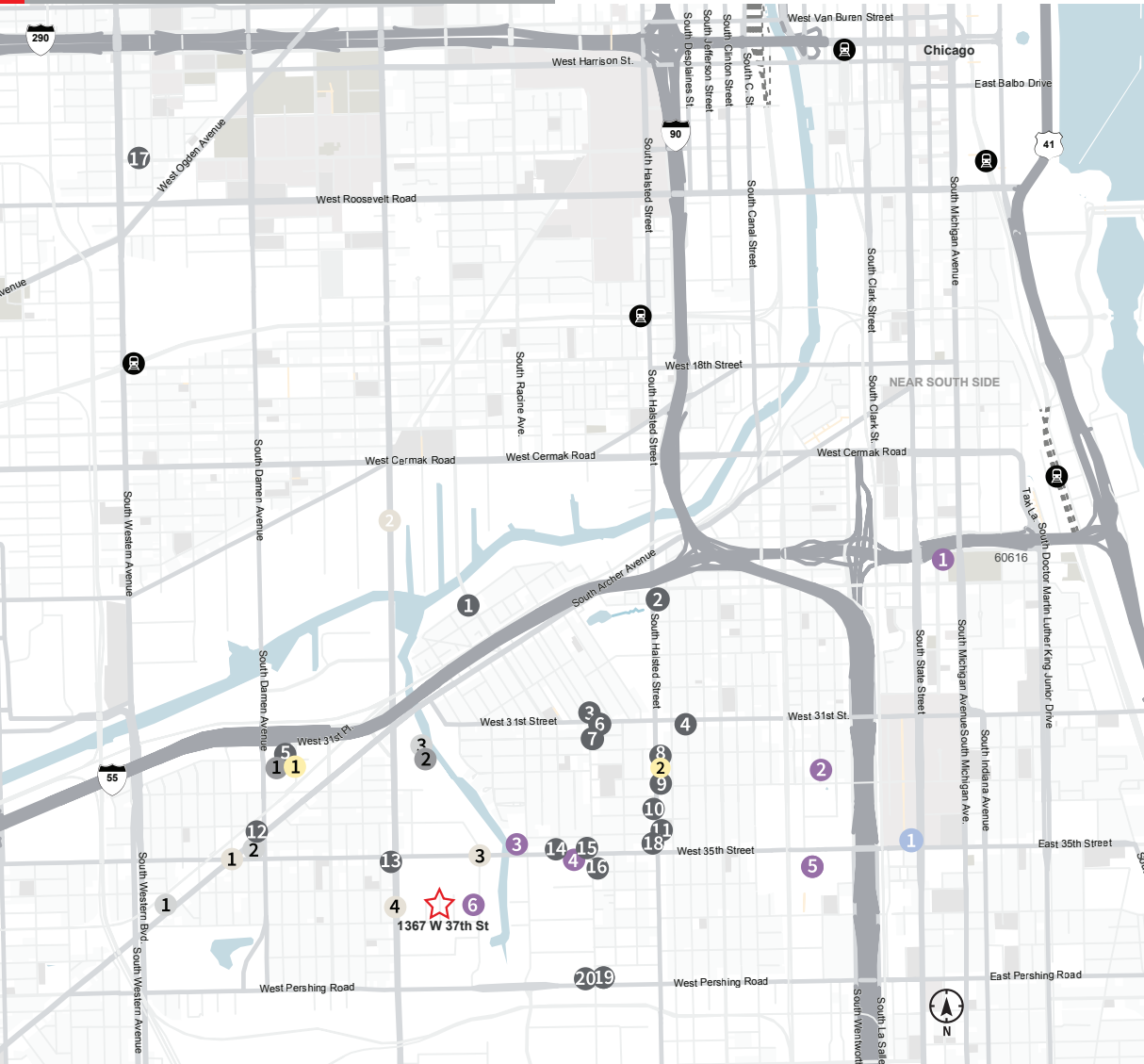


20 dedicated car spots
& off-street parking

Aerial Map



Local Amenities



1	Jewel Osco
2	Cermak Fresh Market
3	Mariano's
1	Moody Tongue Brewing Company
2	Cork & Kerry at The Park
3	Bridgeport Art Center
4	Zhou B Art Center
5	Guaranteed Rate Field
6	Marz Community Brewing Company
1	The Duck Inn
2	Taipei Café
3	Maria's
4	Freddies Italian Eatery
5	Starbucks
6	Bridgeport Coffee
7	Zaytune
8	Jackalope Coffee & Tea House
9	Nana
10	Mitchell's Tap

11	South Kawa
12	Huck Finn
13	Subway
14	Phil's Pizza
15	Antique Taco
16	Jimmy John's
17	Damenzo's Pizza
18	Buffalo Wings and Rings
19	Vienna Beef Factory Store
20	Dunkin Donuts
1	Target
2	Gordons Ace Hardware
1	35th St & Archer Ave CTA Orange Line Stop
2	Ashland Ave CTA Orange Line Stop
3	Bus Stop
4	Bus Stop
1	Illinois Institute of Technology
1	CVS Pharmacy
2	Mercy Hospital

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