

3333 W. Lake Street

CHICAGO, IL 60624 | EAST GARFIELD PARK

For Lease

INDUSTRIAL & OFFICE SPACE



BUILDING INFORMATION

AVAILABLE SPACE:	49,200 SF
FLOOR 1:	26,000 SF - Industrial / Warehouse / Garage
FLOOR 2:	23,200 SF - Office / Flex
LEASE RATE:	\$10 PSF Modified Gross
ZONING:	M1-3
CEILING HEIGHTS:	14'+
PARKING:	60 spaces (gated and secured)
LOADING:	4 drive-in doors (able to convert 1 to a truck level dock)

SITE HIGHLIGHTS

- ▶ Former vehicle fleet storage & training facility available for lease
- ▶ Private, secured parking lot with parking for up to 60 vehicles
- ▶ Located in Enterprise Zone #5, tenants are eligible for Enterprise Zone tax incentives including sales tax exemption & investment tax credits among other benefits
- ▶ Desirable location in rapidly growing East Garfield Park, just west of Chicago's booming Fulton Market neighborhood
- ▶ Outstanding expressway and public transportation access;
 - Easy access to I-290 from Homan Avenue
 - 4 minute walk to the Kedzie Green Line CTA 'L' Station
 - 10 minute walk to Kedzie Metra station

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EXTERIOR PHOTOS



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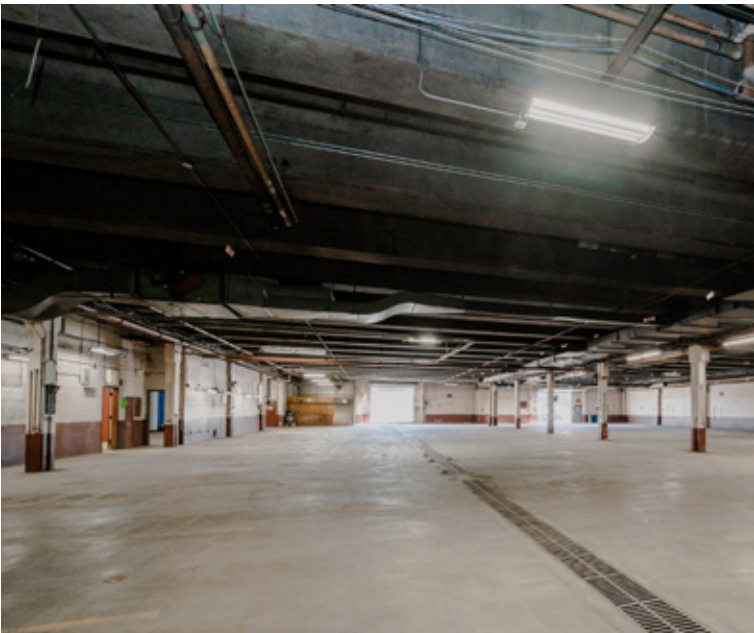
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FIRST FLOOR



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SECOND FLOOR



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RENDERING OF NEW ENTRY FACADE WITH ELEVATOR (ESTIMATED DELIVERY Q4 '22)



SITE PLAN



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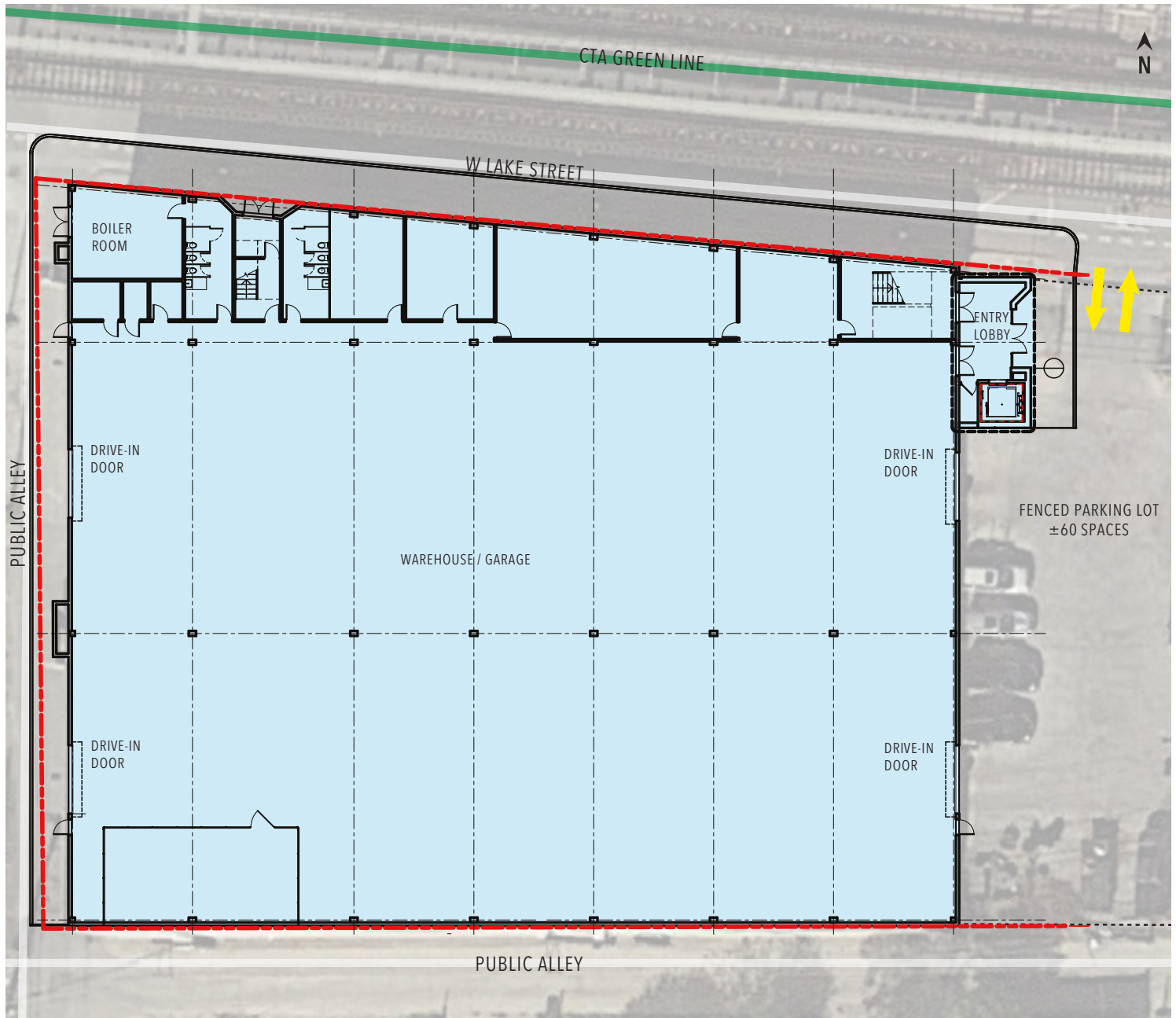
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For Lease

INDUSTRIAL & OFFICE SPACE

FIRST FLOOR – 26,000 SF INDUSTRIAL / WAREHOUSE / GARAGE

- ▶ Full drive thru capability
- ▶ 2 bathrooms sets & ancillary office / training space
- ▶ Heated garage with trench drains & repair bay
- ▶ Ability to add truck-level loading dock



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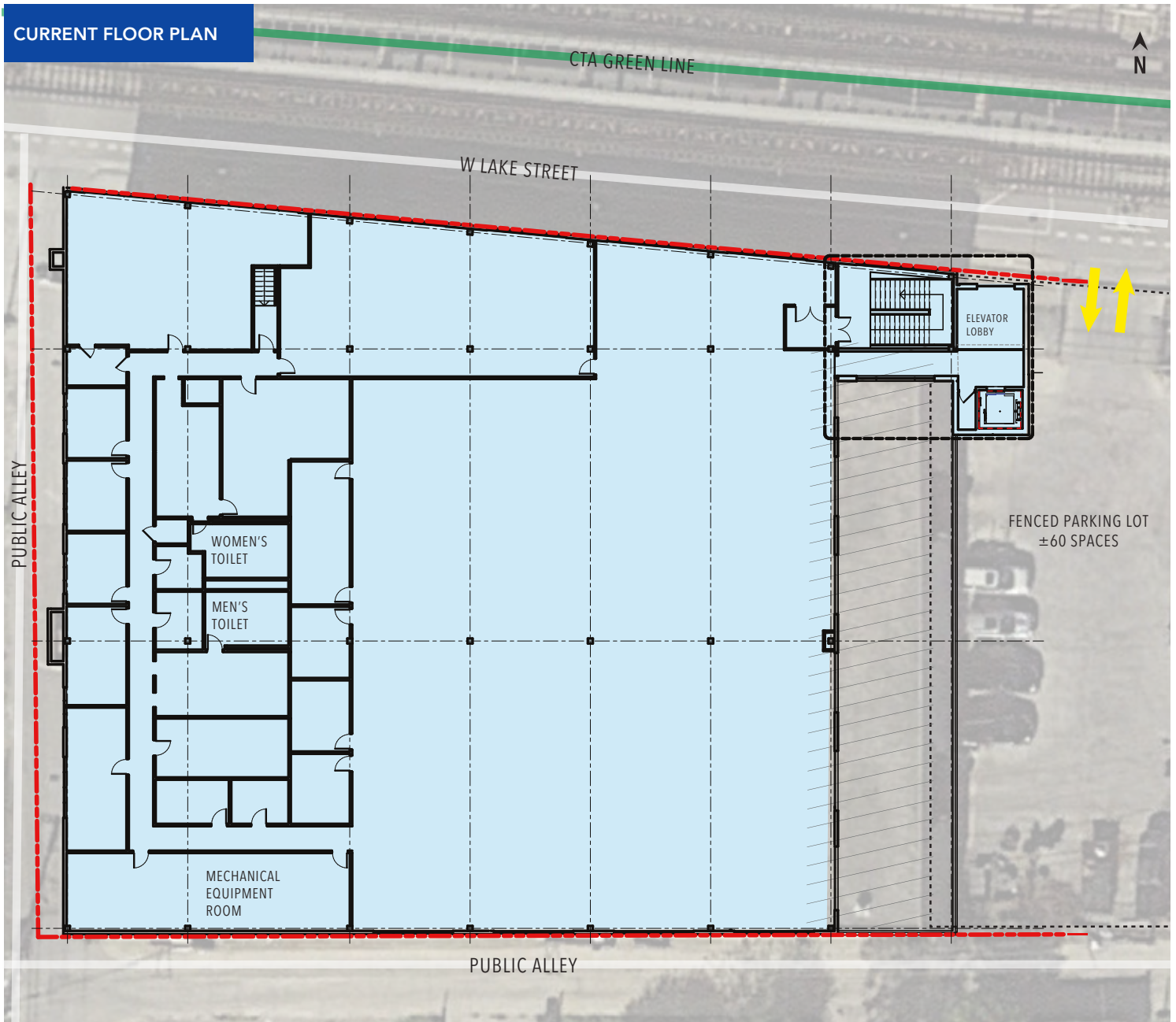
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INDUSTRIAL & OFFICE SPACE

CURRENT SECOND FLOOR PLAN – 23,200 SF OFFICE / INDUSTRIAL

- ▶ Suitable for office or light manufacturing / fabrication
- ▶ Abundant on site, secured parking available
- ▶ Eastern skyline views
- ▶ Potential for roof deck / outdoor terrace

CURRENT FLOOR PLAN



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