

# 3849 W. Lake Street

CHICAGO, IL 60624

# For Lease

INDUSTRIAL / FLEX SPACE



**BROKER OWNED PROPERTY**

## BUILDING INFORMATION

<b>LEASE RATE:</b>	\$9.00 PSF modified gross
<b>AVAILABLE SPACE:</b>	±9,750 SF
<b>ZONING:</b>	M1-2
<b>PARKING:</b>	Gated & secured parking available
<b>LOADING:</b>	2 Drive in doors (drive-thru capability)
<b>CEILING HEIGHT:</b>	14' to underside of truss beam, 18'+ between trusses'

## PROPERTY HIGHLIGHTS

- ▶ Clear span, column free space
- ▶ Well suited for warehousing, light manufacturing / fabrication or other flex uses
- ▶ Currently being renovated with new bathrooms, electrical panel and heat (*additional tenant improvements / build to suit available*)
- ▶ Located in Enterprise Zone #5, tenants are eligible for Enterprise Zone tax incentives including sales tax exemption & tax credits among other benefits
- ▶ Convenient highway access, only 0.75 miles from I-290
- ▶ 1.5 blocks from CTA Green Line (Pulaski / Lake)
- ▶ Rapidly improving Garfield Park location offers close proximity to downtown

### ARI TOPPER, CFA

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312.275.3113

### TYLER DECHTER

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### OWEN WIESNER

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BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · WWW.BAUMREALTY.COM

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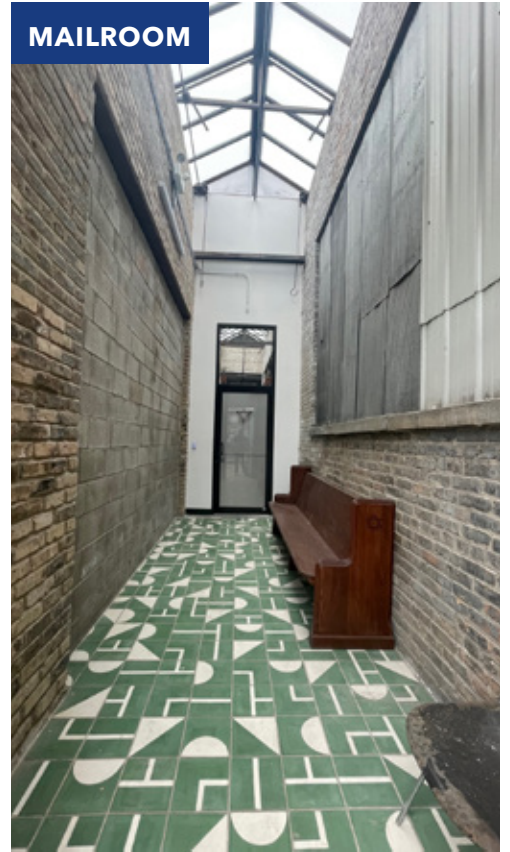
## INTERIOR



VIRTUAL TOUR  
<http://bit.ly/3ittec>



## MAILROOM



## SECURED PARKING LOT



## INTERIOR



## RESTROOMS



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