

FLEX SPACE AVAILABLE

1419 W CARROLL AVENUE

Chicago, IL

STRAUSS
REALTY, LTD.

PW
COMMERCIAL REAL ESTATE



1 Block West Of Fulton Market 7,680 SF Available To Lease

OFFERING SUMMARY

Available Size	7,680 SF (50% Warehouse 50% Office/ Showroom)
Sprinkler	Yes
Loading	1 Ext Dock
Zoning	PMD-4
Lease Rate	\$19.50 PSF NNN
Ceiling Height	14'
RE Taxes	\$34,253 (\$1.10 PSF) 2019

PROPERTY HIGHLIGHTS

- Great Fulton Market West location - less than 1-mile to I-90/94 and I-290
- New zoning initiative increases opportunity for retail, restaurant, event space, gym, etc., up to 12,000 SF
- Minutes from Chicago's Central Business District
- Partially air conditioned
- Abundance of natural light
- Renovated in 2010 with new roof, HVAC, windows, masonry, bathrooms, and more
- Parking may be available
- 7,680 - 31,093 SF available in stages

Denise Chaimovitz, M.A., SIOR • 773.714.2138 • dchaimovitz@painewetzel.com
Adam Schneiderman, SIOR • Strauss Realty, LTD • 773.736.3600 • adam@straussrealty.com

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.

Denise Chaimovitz, SIOR is an Illinois licensed Broker and has ownership interest in the property

TCN
WORLDWIDE
REAL ESTATE SERVICES

FLEX SPACE AVAILABLE

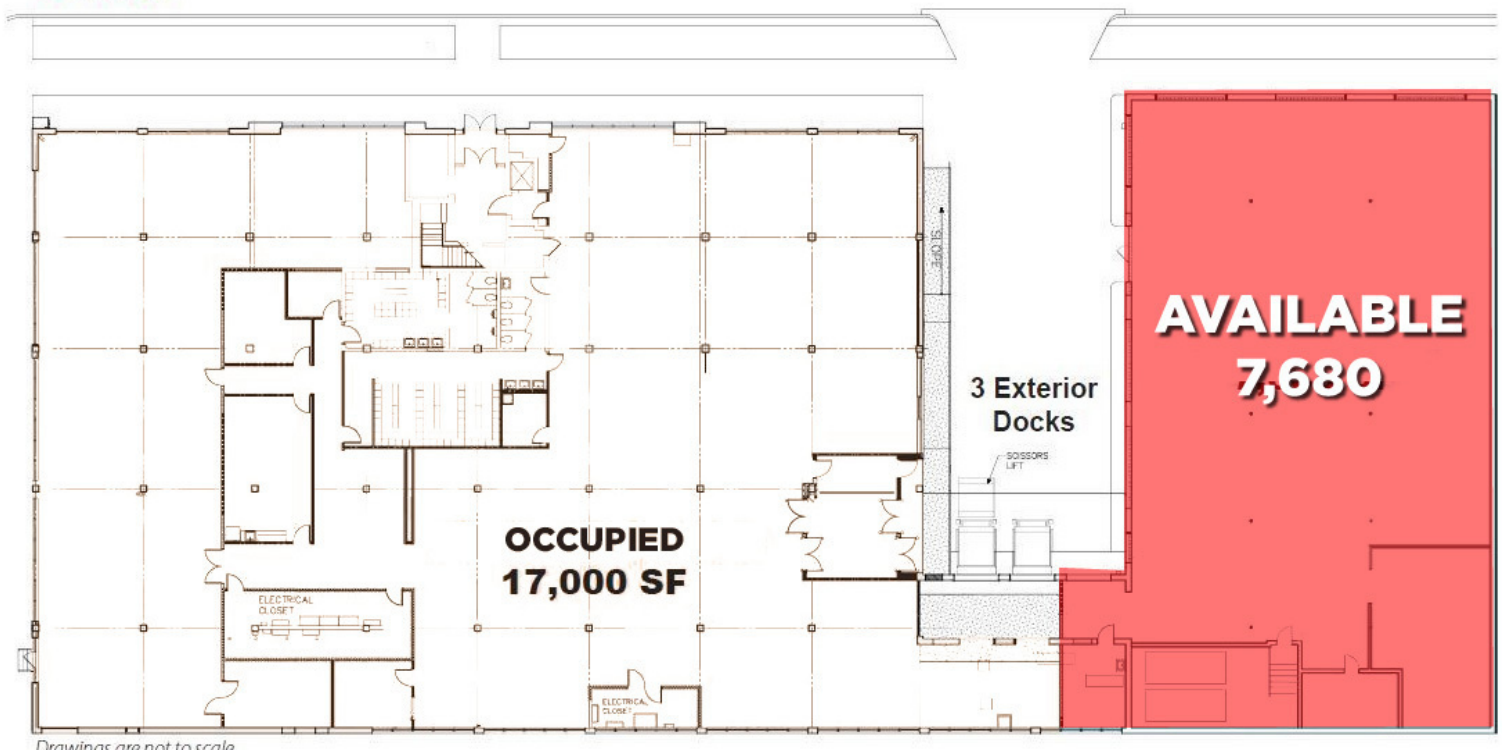
1419 W CARROLL AVENUE

Chicago, IL

STRAUSS
REALTY, LTD.

PW
COMMERCIAL REAL ESTATE

1st Floor



Denise Chaimovitz, M.A., SIOR • 773.714.2138 • dchaimovitz@painewetzel.com
Adam Schneiderman, SIOR • Strauss Realty, LTD • 773.736.3600 • adam@straussrealty.com

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.

Denise Chaimovitz, SIOR is an Illinois licensed Broker and has ownership interest in the property

TCN
WORLDWIDE
REAL ESTATE SERVICES

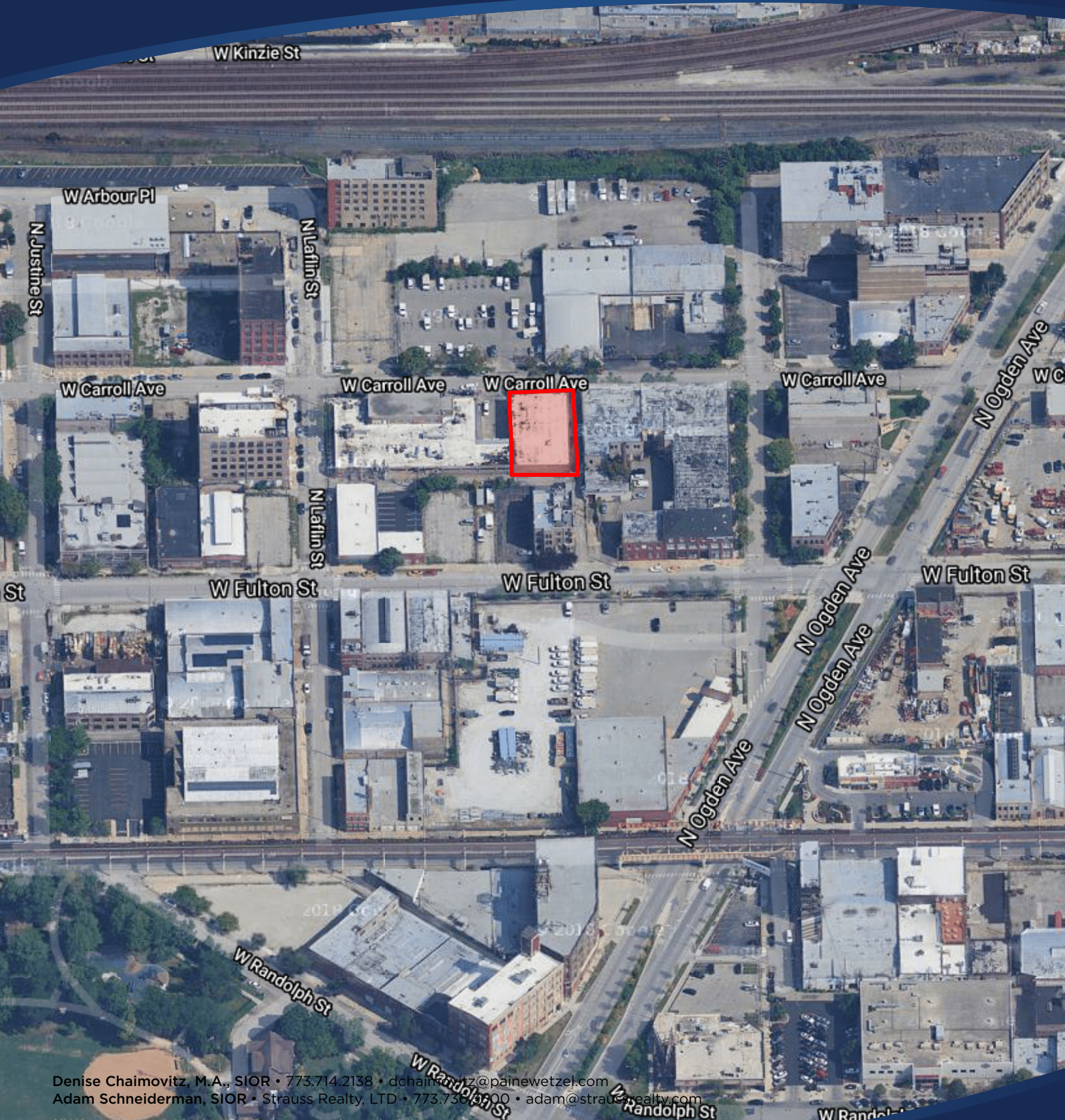
FLEX SPACE AVAILABLE

1419 W CARROLL AVENUE

Chicago, IL

STRAUSS
REALTY, LTD.

PW
COMMERCIAL REAL ESTATE



Denise Chaimovitz, M.A., SIOR • 773.714.2138 • dchaimovitz@painewetzel.com

Adam Schneiderman, SIOR • Strauss Realty, LTD • 773.736.9900 • adam@straussrealty.com

All information contained herein is from sources deemed reliable and is subject to errors, omissions and to change of price or terms without notice.

Denise Chaimovitz, SIOR is an Illinois licensed Broker and has ownership interest in the property.

Google

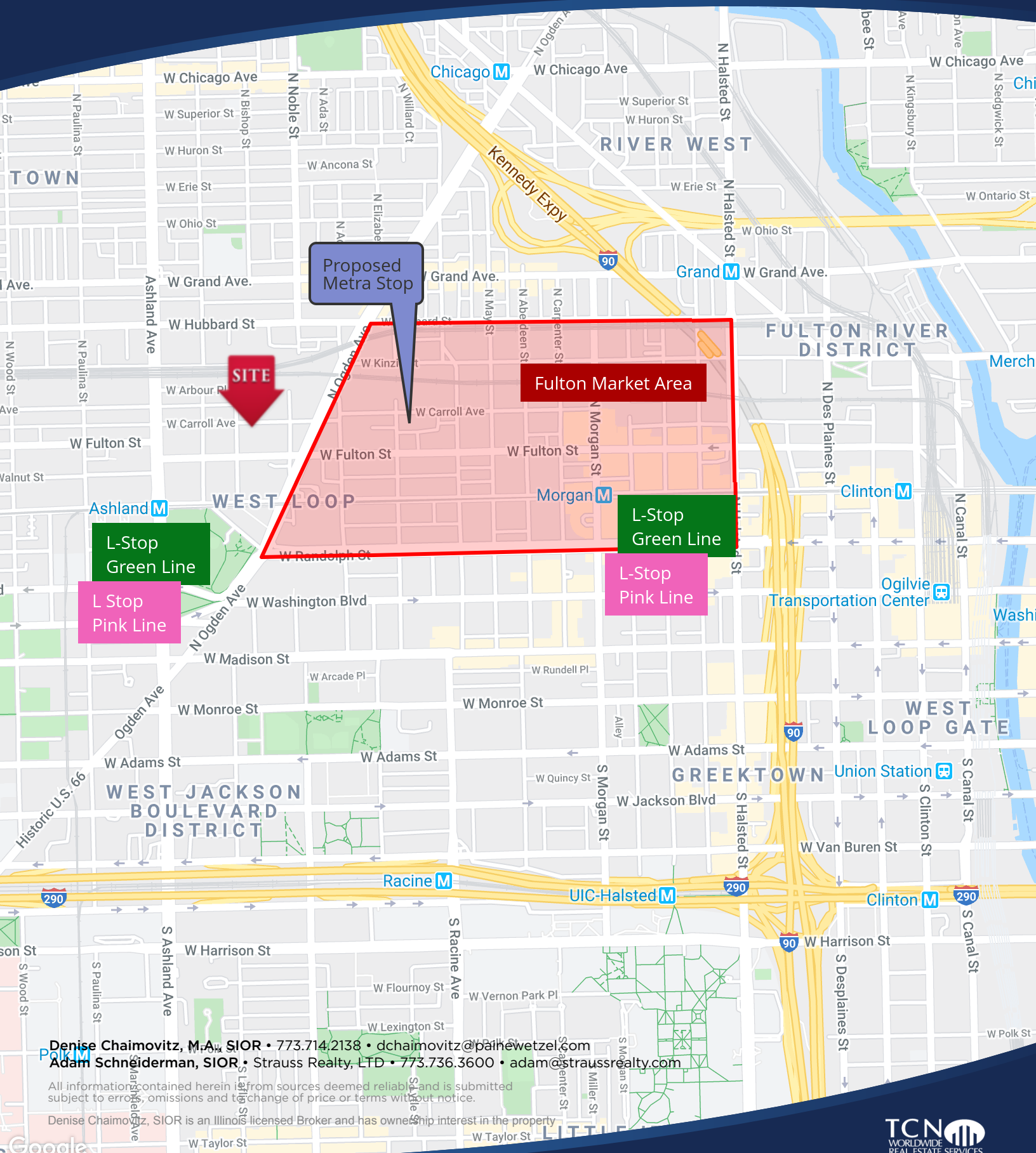
Map data © 2020 Im

TCN
WORLDWIDE
REAL ESTATE SERVICES

FLEX SPACE AVAILABLE

1419 W CARROLL AVENUE

Chicago, IL



Denise Chaimovitz, M.A., SIOR • 773.714.2138 • dchaimovitz@paineandwetzels.com
Adam Schneiderman, SIOR • Strauss Realty, LTD • 773.736.3600 • adam@straussrealty.com

All information contained herein is from sources deemed reliable and is submitted subject to error, omissions and change of price or terms without notice.

Denise Chaimovitz, SIOR is an Illinois licensed Broker and has ownership interest in the property



FLEX SPACE AVAILABLE

1419 W CARROLL AVENUE

Chicago, IL

STRAUSS
REALTY, LTD.

PW
COMMERCIAL REAL ESTATE



Denise Chaimovitz, M.A., SIOR • 773.714.2138 • dchaimovitz@painewetzel.com
Adam Schneiderman, SIOR • Strauss Realty, LTD • 773.736.3600 • adam@straussrealty.com

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.

Denise Chaimovitz, SIOR is an Illinois licensed Broker and has ownership interest in the property

TCN
WORLDWIDE
REAL ESTATE SERVICES

FLEX SPACE AVAILABLE

1419 W CARROLL AVENUE

Chicago, IL

STRAUSS
REALTY, LTD.

PW
COMMERCIAL REAL ESTATE



Denise Chaimovitz, M.A., SIOR • 773.714.2138 • dchaimovitz@painewetzel.com
Adam Schneiderman, SIOR • Strauss Realty, LTD • 773.736.3600 • adam@straussrealty.com

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.

Denise Chaimovitz, SIOR is an Illinois licensed Broker and has ownership interest in the property

TCN
WORLDWIDE
REAL ESTATE SERVICES