

# 1716 WEST HUBBARD ST CHICAGO, IL



## WAREHOUSE & OUTBUILDING

## LOCATED IN THE KINZIE CORRIDOR

## FOR LEASE



OWNED BY:



**LARRY GOLDWASSER, SIOR**  
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# PROPERTY FEATURES



**±16,262 SF AVAILABLE**

## **Main Building**

**Size:** ±11,254 SF  
**Partial 2<sup>nd</sup> Floor Office:** ±5,000 SF  
**Loading:** 1 exterior dock/1 drive in door  
**Ceiling Height:** 16'5" - 17'5" clear  
**Power:** 1200 amps, 240/480 volts, 3-phase/4 wire

## **Out Building**

**Size:** ±5,008 SF  
**Loading:** 1 drive in door  
**Ceiling Height:** 13'0" - 14'0" clear  
**Power:** 800 amps, 240/120 volts, 3-phase/4 wire

## **Highlights**

Temperature controlled building  
Former food/kitchen use  
Epoxy floors  
Zoning: PMD-4

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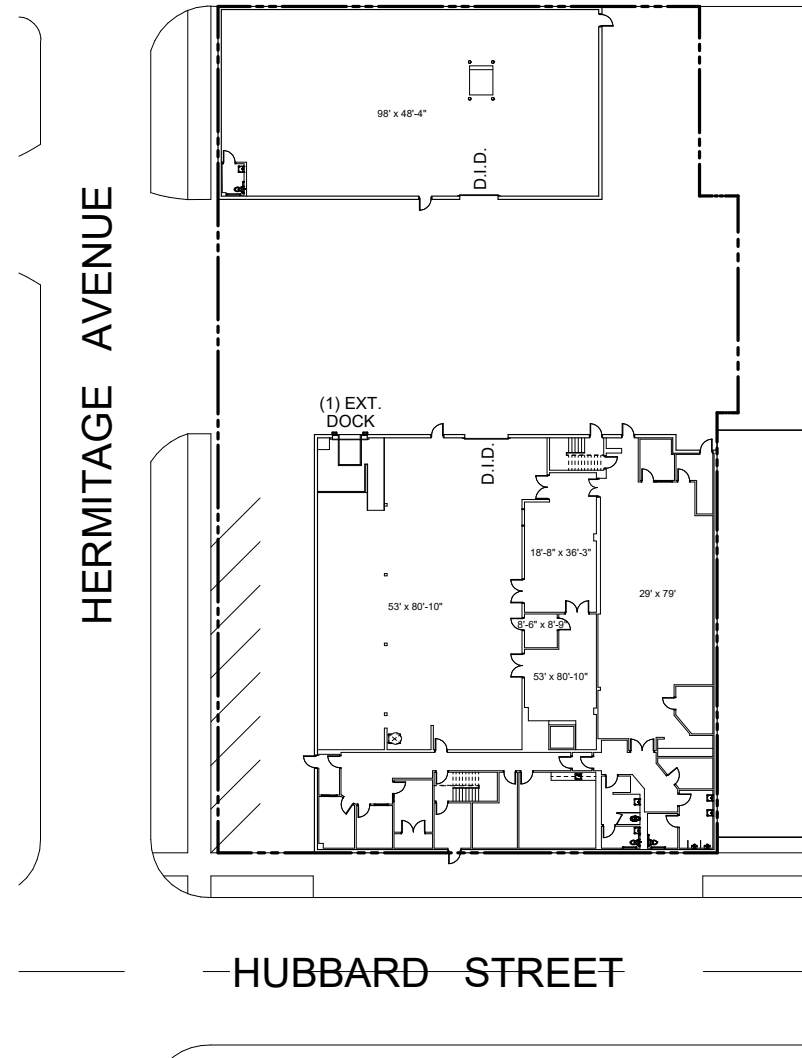
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# SITE PLAN & PHOTOS



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# SITE AERIAL



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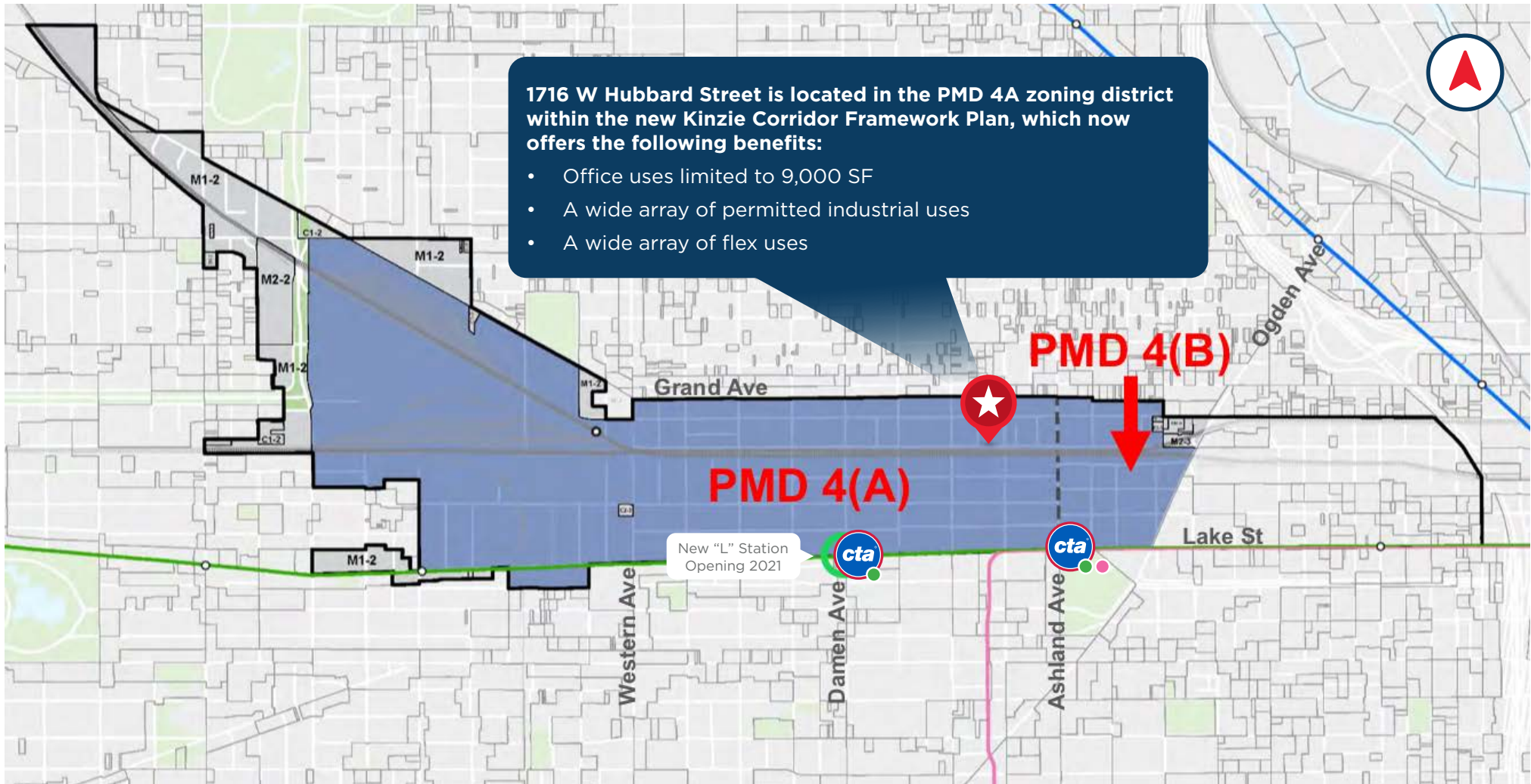




# ZONING



IN AUGUST 2019, THE CITY OF CHICAGO APPROVED AN ORDINANCE THAT GREATLY EXPANDS THE USES AND ALLOWABLE BUILDING SQUARE FOOTAGES IN THE KINZIE CORRIDOR, WHILE PROTECTING ITS UNIQUE CHARACTERISTICS.



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**i** Click here for more information about the Kinzie Framework Plan & Implementation

**NEW KINZIE CORRIDOR  
FRAMEWORK PLAN SPURS  
ENHANCED POTENTIAL**

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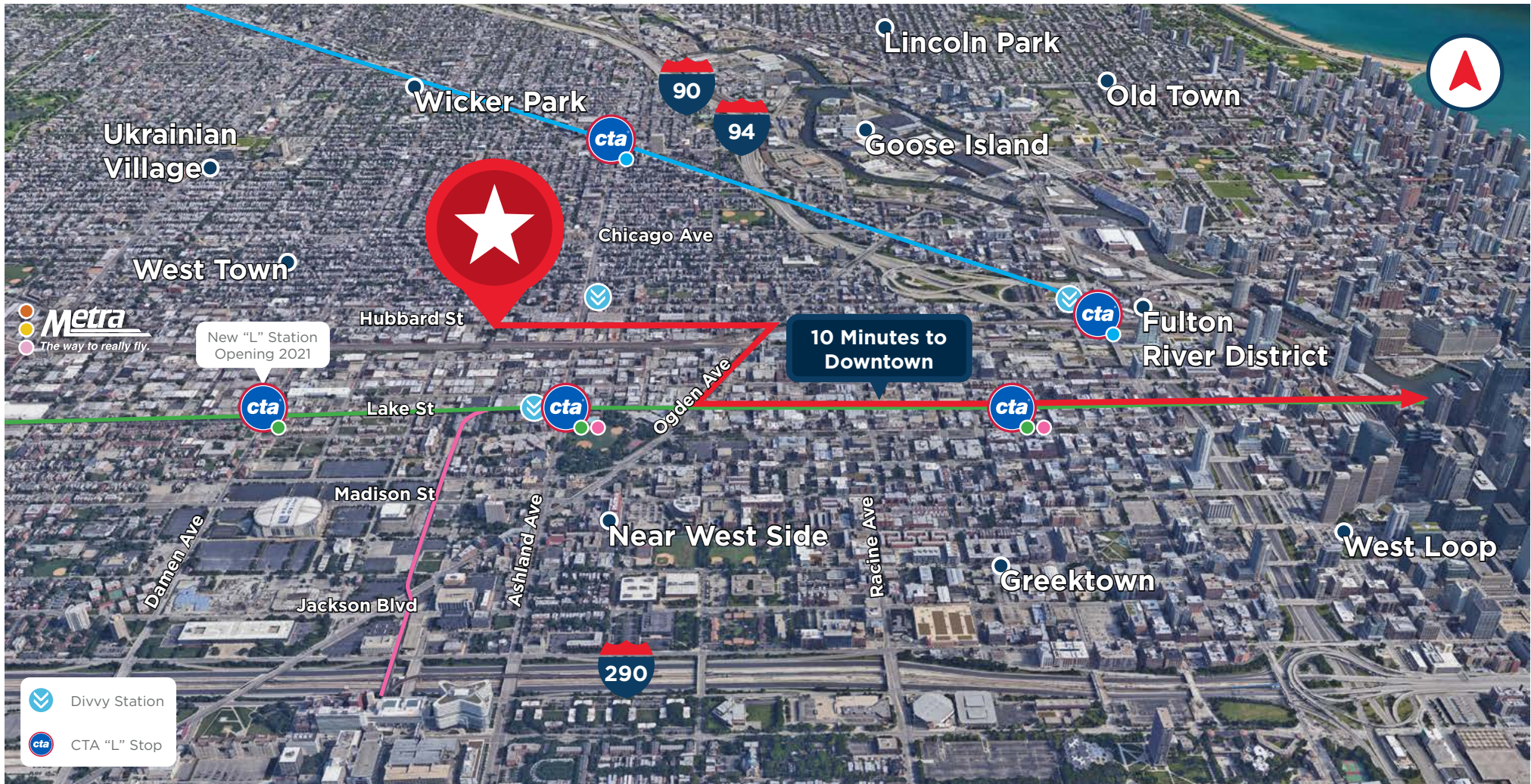
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# AERIAL MAP



**1716 W HUBBARD ST  
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**OFFERING EXCEPTIONAL ACCESS TO  
PUBLIC TRANSPORTATION, EXPRESSWAYS  
AND DOWNTOWN CHICAGO**

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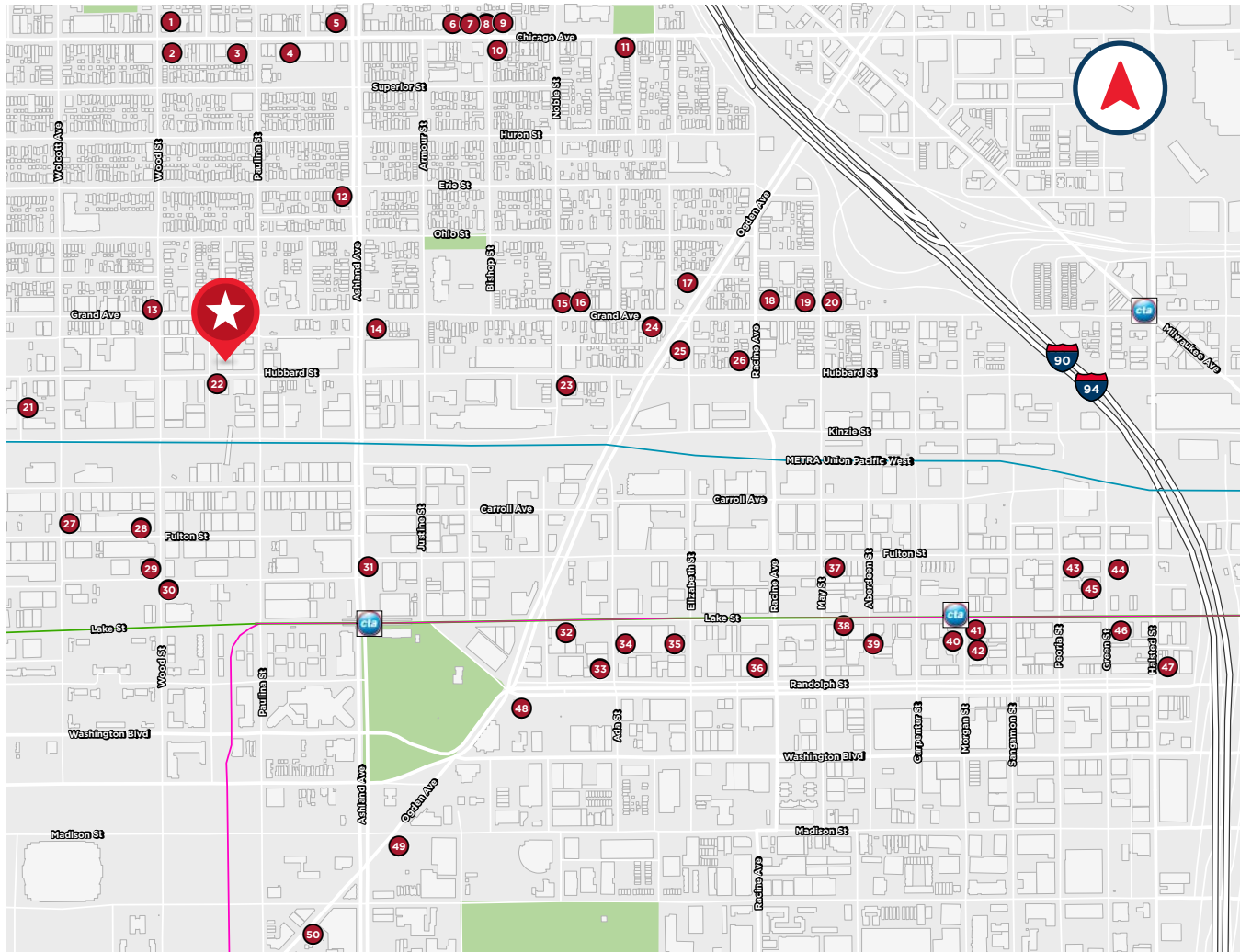
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# LOCAL AMENITIES



## Food & Entertainment

- |                              |                              |
|------------------------------|------------------------------|
| 1 Kokos Mediterranean Grille | 26 Mart Anthony's            |
| 2 Yuzu                       | 27 Intelligentsia Coffee     |
| 3 Fukenhausen                | 28 Goose Island Brewery      |
| 4 Six06                      | 29 Finch Beer                |
| 5 Beatnick                   | 30 Great Central Brewing Co. |
| 6 Jeong                      | 31 All Rise Brewing Company  |
| 7 Bar Biscay                 | 32 Bottom Lounge             |
| 8 La Calavera                | 33 Elske                     |
| 9 Flo                        | 34 The Loyalist              |
| 10 Cafe Central              | 35 Stans Donuts              |
| 11 Vajra                     | 36 City Winery               |
| 12 Sabroso Mexican Grill     | 37 Fulton Galley             |
| 13 Breakfast House           | 38 Eleven Eleven             |
| 14 Dunkin Donuts             | 39 Capriotti's Sandwich Shop |
| 15 Bella Notte Ristorante    | 40 Federales                 |
| 16 Tempesta Market           | 41 Shake Shack               |
| 17 Starbucks                 | 42 Do-Rite Chicken & Donuts  |
| 18 Crazy Bird                | 43 Duck Duck Goat            |
| 19 Two Restaurant            | 44 Ramen Takeya              |
| 20 Bari                      | 45 Ballast Point Brewing Co  |
| 21 Big Delicious Planet      | 46 BLVD                      |
| 22 On Tour Brewing Company   | 47 ROOH                      |
| 23 Breakfast Club & Grill    | 48 Kaiser Tiger              |
| 24 Coalfire Pizza            | 49 Billy Goat Tavern         |
| 25 G&O Gastropub             | 50 The Ogden Chicago         |

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