

CHICAGO, IL

400 N. ASHLAND AVENUE



ML REALTY
PARTNERS

HIGHLY VISIBLE, GENERATIONAL LEASING OPPORTUNITY

20,520 SF | ±1.30 ACRES

AMPLE PARKING &
OUTDOOR STORAGE

AVAILABLE FOR LEASE IN
CHICAGO'S KINZIE CORRIDOR





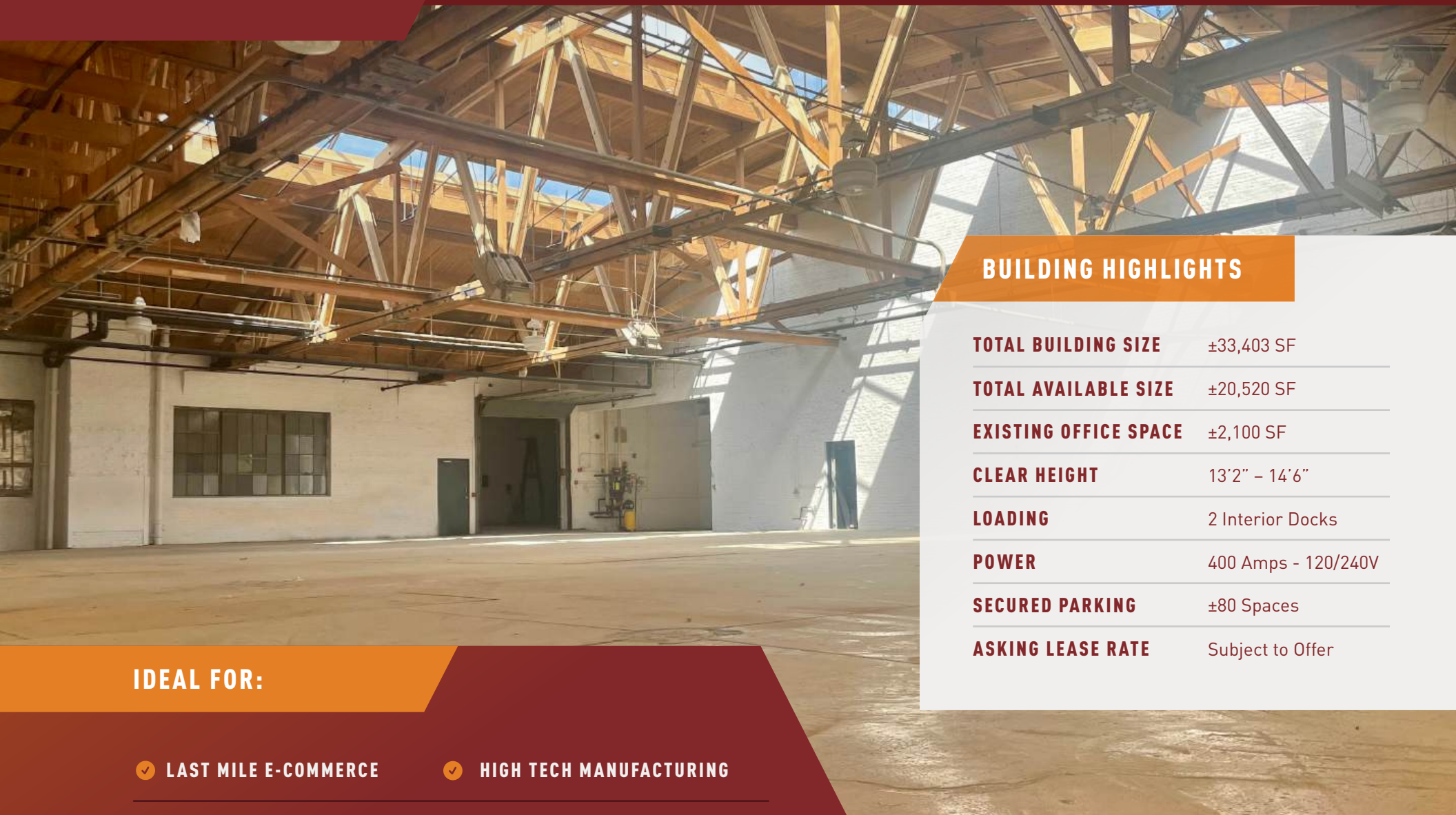
HUBBARD STREET

ASHLAND AVENUE

METRA MILWAUKEE DISTRICT
NORTH LINE (MD-N)

SITE HIGHLIGHTS

TOTAL SITE SIZE	±2.41 Acres
TOTAL BUILDING SIZE	±33,403 SF
TOTAL AVAILABLE SIZE	±20,520 SF
AVAILABLE PARKING SITE SIZE	±1.30 Acres
WARD	37th
ALDERMAN	Walter Burnett Jr.

**BUILDING HIGHLIGHTS**

TOTAL BUILDING SIZE	±33,403 SF
TOTAL AVAILABLE SIZE	±20,520 SF
EXISTING OFFICE SPACE	±2,100 SF
CLEAR HEIGHT	13'2" – 14'6"
LOADING	2 Interior Docks
POWER	400 Amps - 120/240V
SECURED PARKING	±80 Spaces
ASKING LEASE RATE	Subject to Offer

IDEAL FOR:

- ✓ LAST MILE E-COMMERCE
- ✓ HEADQUARTERS
- ✓ LAB & LIFE SCIENCES
- ✓ HIGH TECH MANUFACTURING
- ✓ SHOWROOM/CREATIVE
- ✓ HOSPITALITY



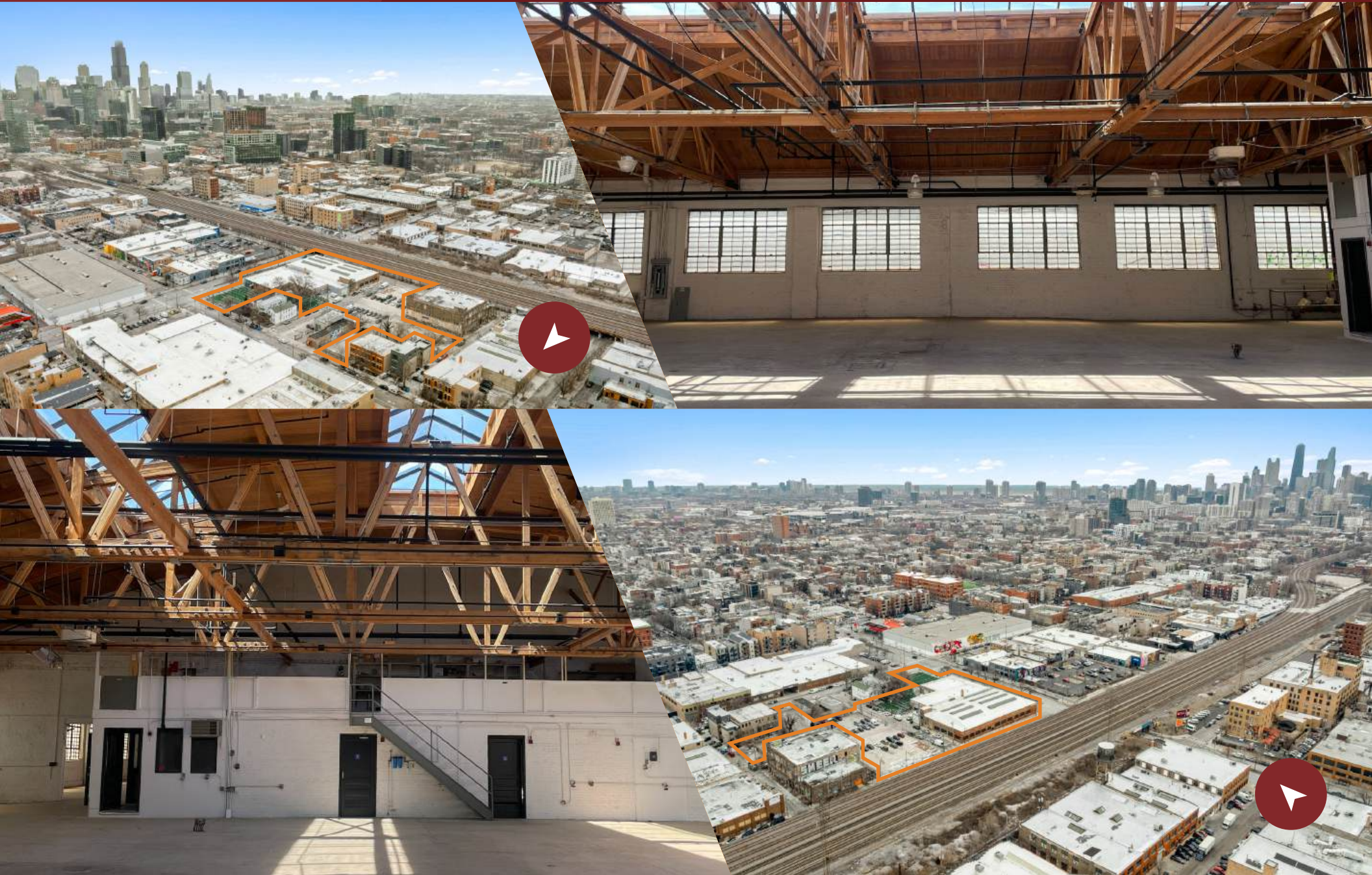
NEWLY RENOVATED

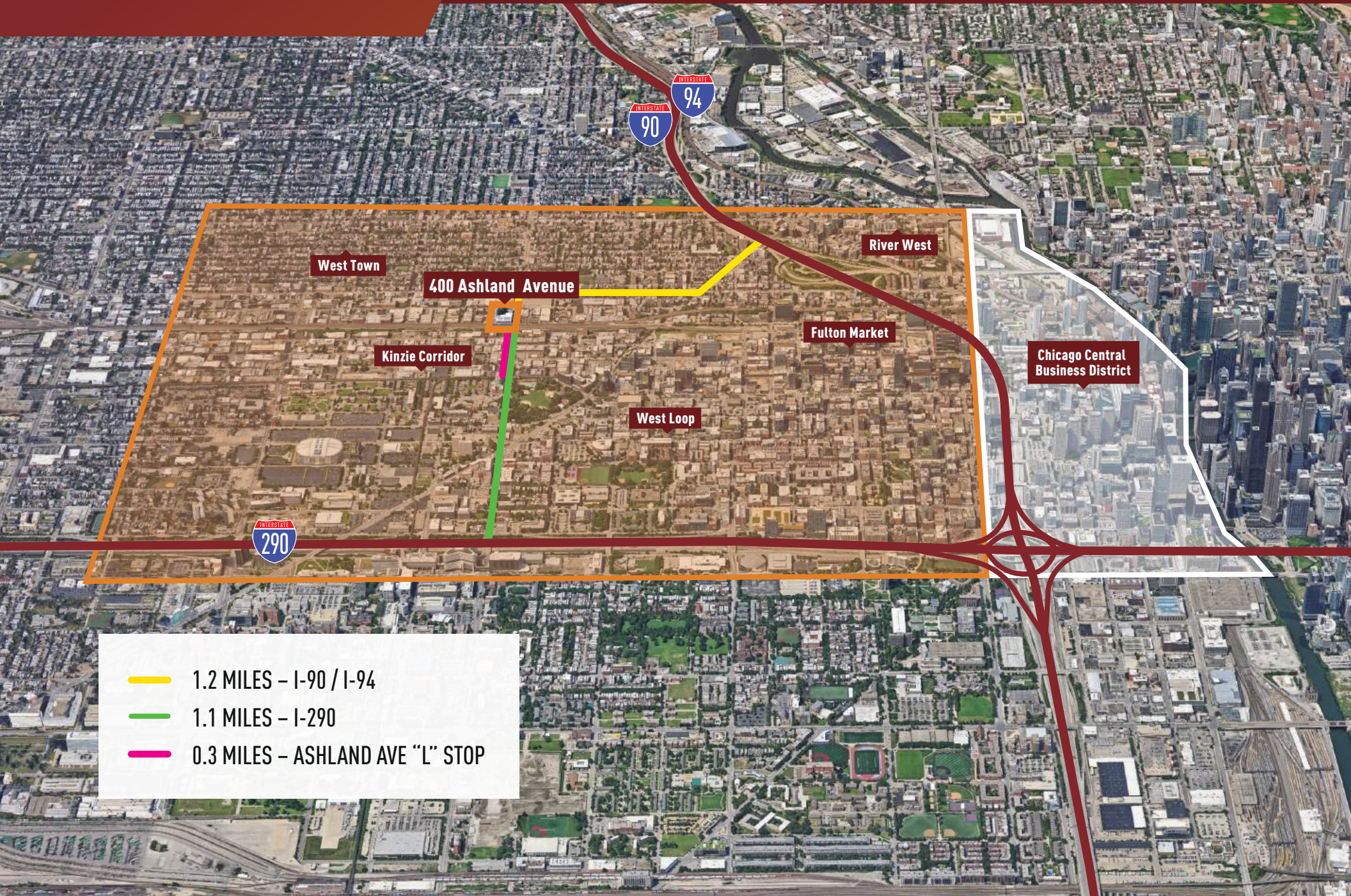
- ✓ NEW ROOF
- ✓ NEW SKYLIGHTS
- ✓ SANDBLASTED WOOD TRUSSES & CEILING
- ✓ REINFORCED BOW-TRUSS
- ✓ UPGRADED WAREHOUSE
- ✓ SECURE PARKING / STORAGE LOT

NORTH ↑

5 | 400 N. ASHLAND AVENUE

BRICK & TIMBER DESIGN WITH EXCELLENT NATURAL LIGHT





- 1.2 MILES – I-90 / I-94
- 1.1 MILES – I-290
- 0.3 MILES – ASHLAND AVE "L" STOP



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