

238 N OAKLEY BLVD

CHICAGO, ILLINOIS



±35,820 SF (DIVISIBLE) // AVAILABLE FOR LEASE

Matt Cowie

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Larry Goldwasser, SIOR

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OWNED BY:



HIGHLIGHTS



Total Building Size:	±35,820 SF
Total Site Size:	±1.08 acres (47,045 SF)
Available SF:	±35,820 SF (divisible to 12,388 SF or 23,432 SF)
Existing Office Space:	±1,963 SF
Ceiling Height:	16'0" - 18'0" clear
Loading:	2 interior docks
Drive in Doors:	2 drive in doors
Parking:	±25 cars (new parking lot to be completed August 2024)
Zoning:	PMD 4A
Asking Lease Rate:	\$16.95/PSF NNN

HIGHLIGHTS

Expanded warehouse with tons of natural light

Clean facility with flexible unit sizes

Recently updated office/kitchen space

Exterior paint to be completed Q2 2024

Brand new parking lot to be completed August 2024

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SINGLE TENANT FLOOR PLAN



Expanded Warehouse with Tons of Natural Light



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MULTI TENANT FLOOR PLAN



Clean Building with Flexible Unit Sizes



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AERIAL VIEW



Brand New 25+ Car Parking Lot
To Be Completed August 2024



±12,388 SF

±23,432 SF

W WALNUT ST

N OAKLEY BLVD



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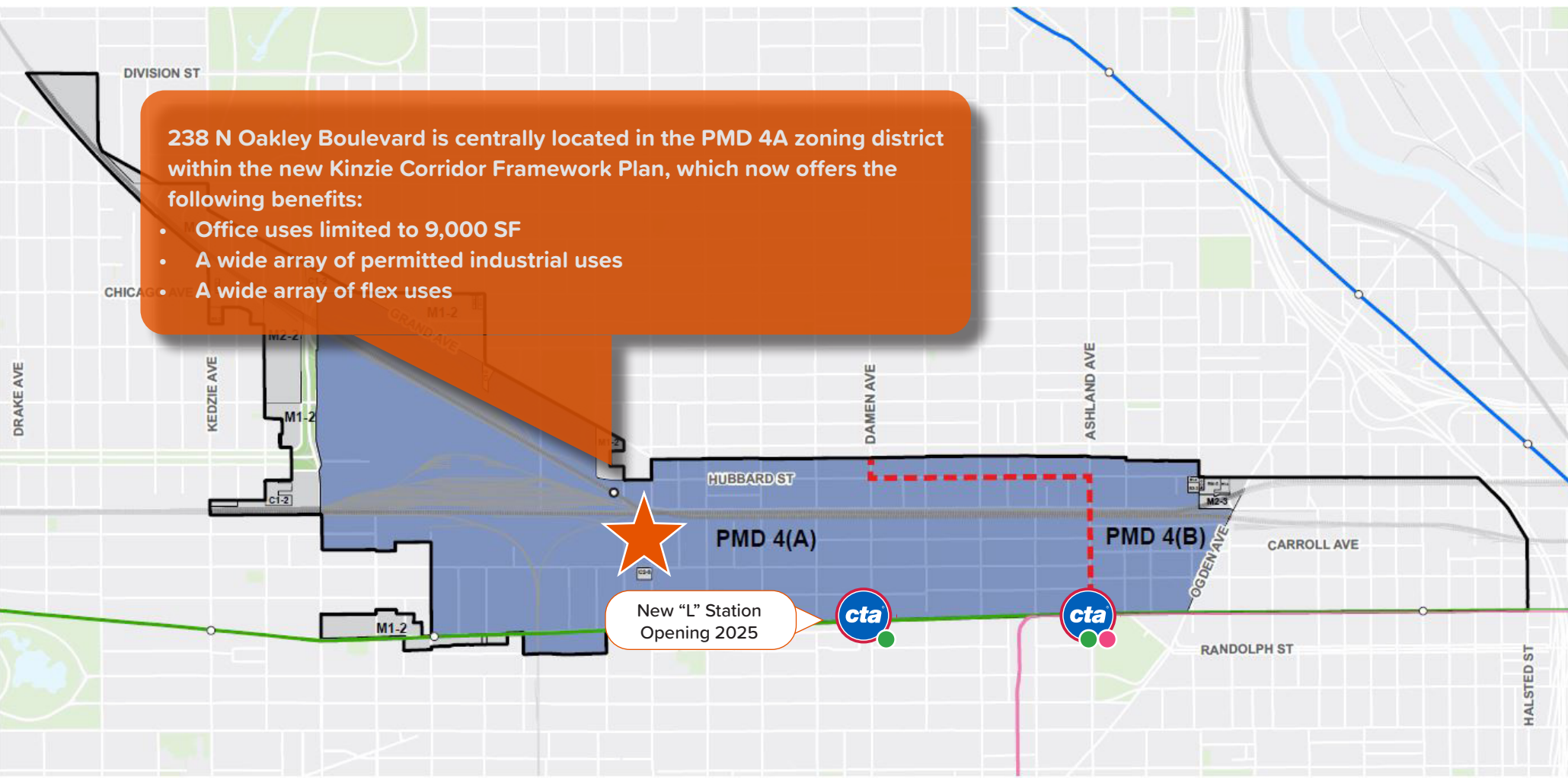
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ZONING

Kinzie Corridor Framework Plan Spurs Enhanced Potential

238 N Oakley Boulevard is centrally located in the PMD 4A zoning district within the new Kinzie Corridor Framework Plan, which now offers the following benefits:

- Office uses limited to 9,000 SF
- A wide array of permitted industrial uses
- A wide array of flex uses



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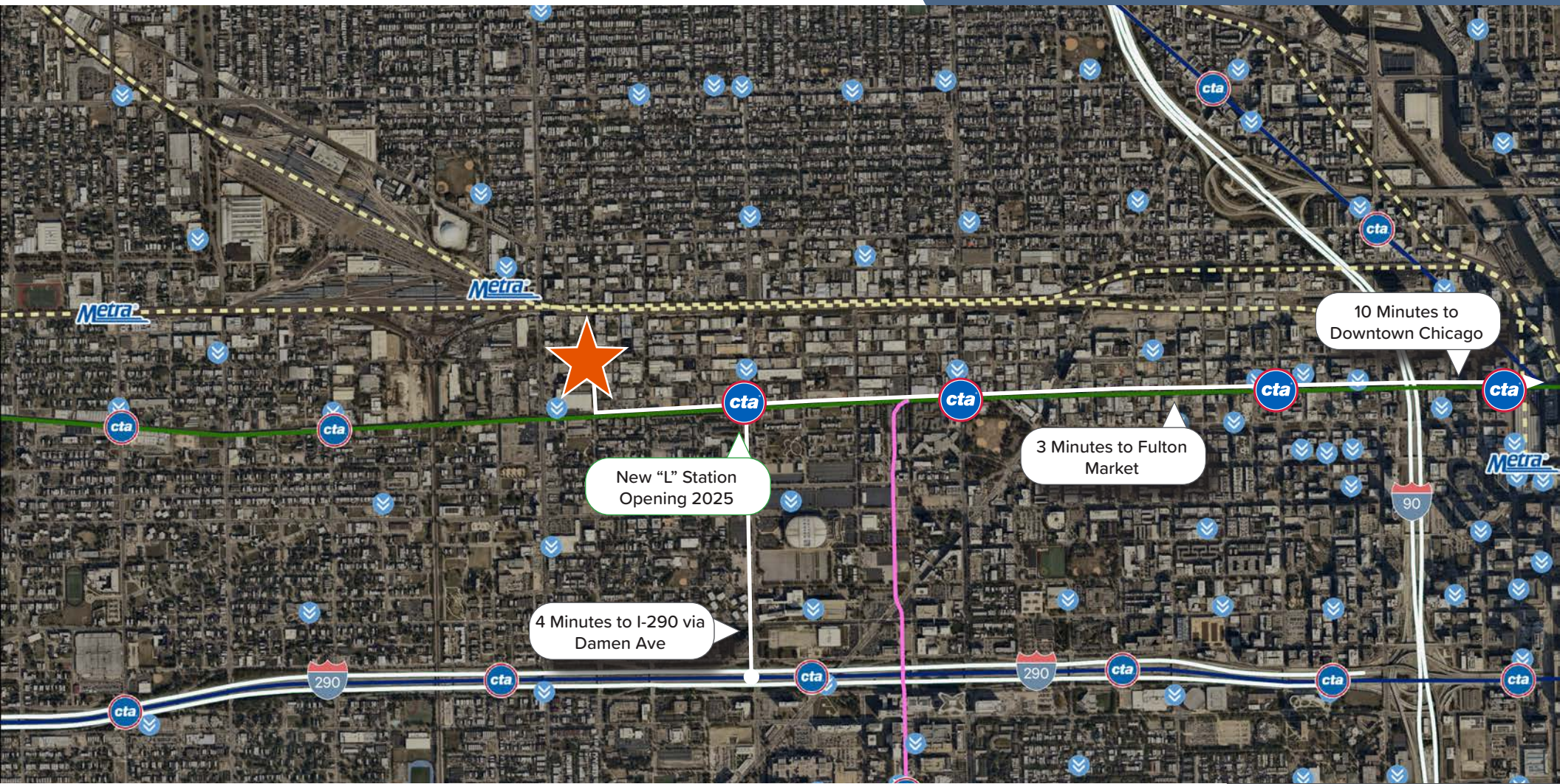
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ACCESS MAP



Immediate Access to Public Transportation & Just Minutes from Fulton Market & Downtown Chicago



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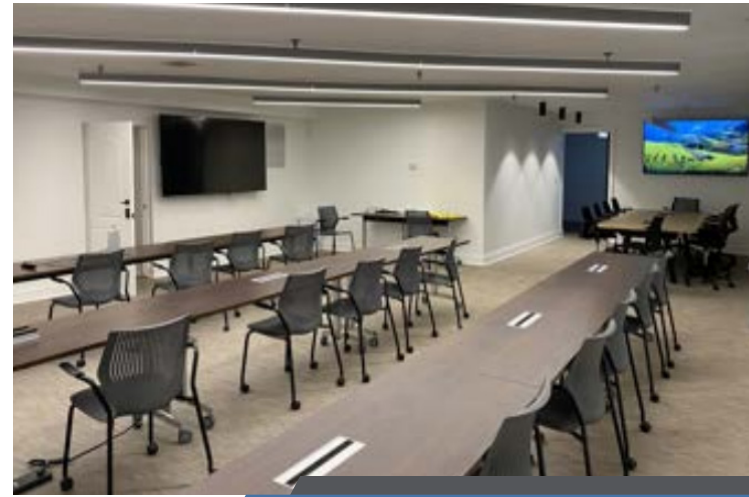
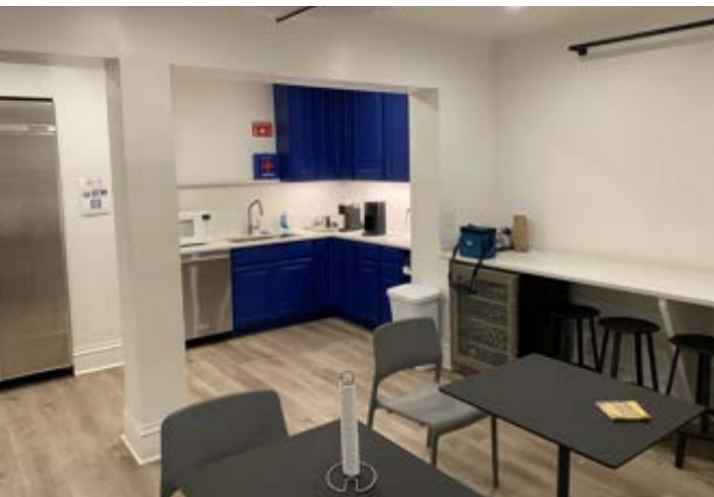
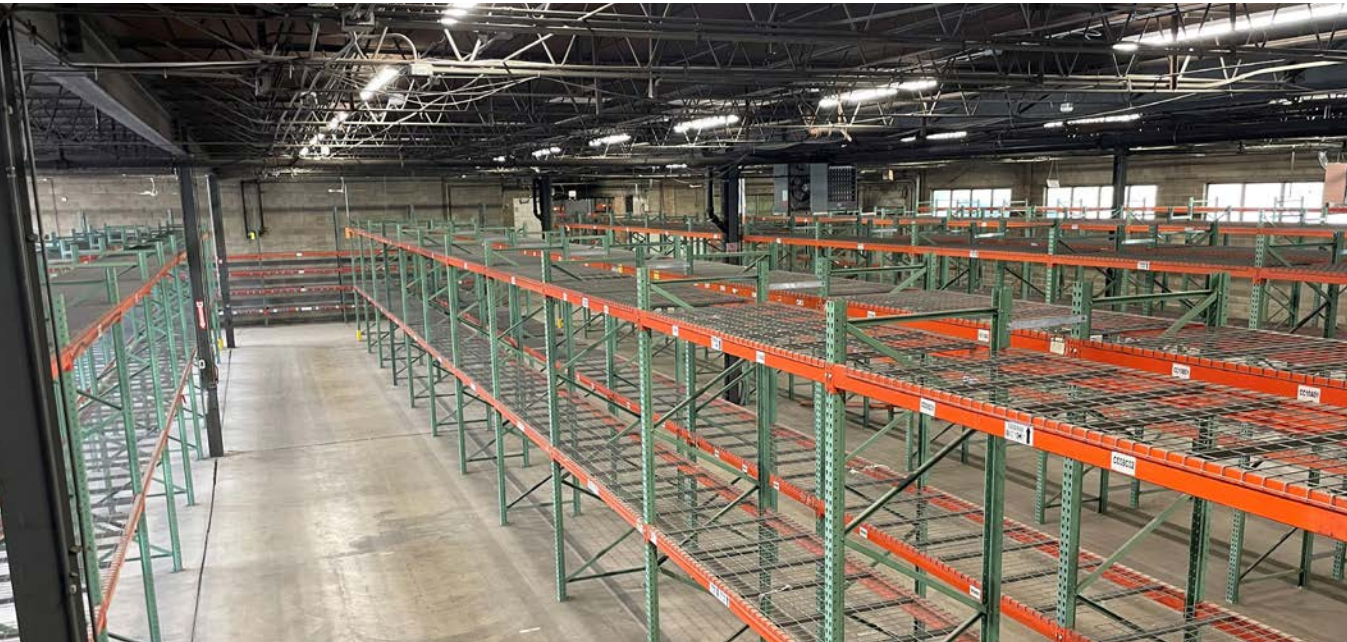
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PROPERTY PHOTOS



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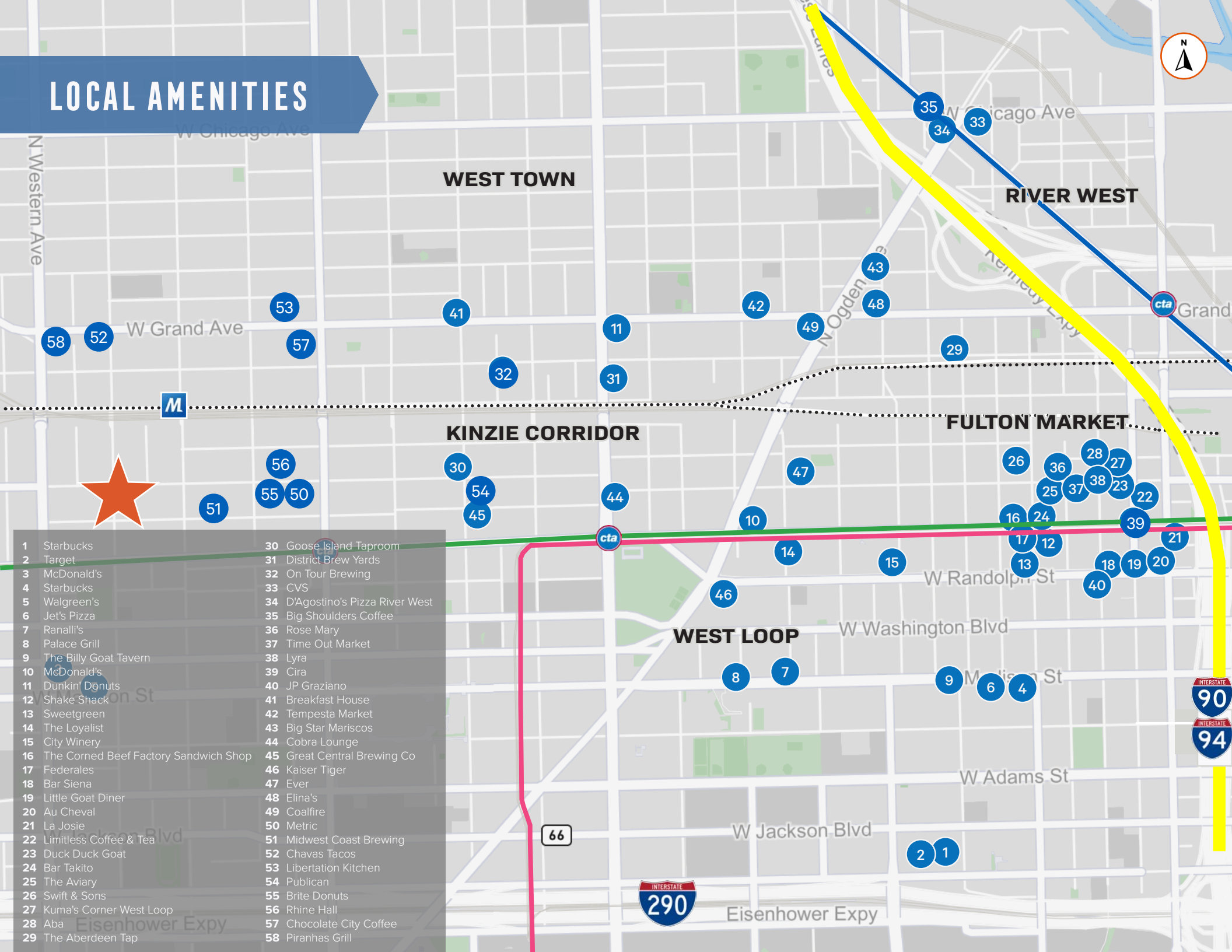
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LOCAL AMENITIES



- | | |
|--|----------------------------------|
| 1 Starbucks | 30 Goose Island Taproom |
| 2 Target | 31 District Brew Yards |
| 3 McDonald's | 32 On Tour Brewing |
| 4 Starbucks | 33 CVS |
| 5 Walgreen's | 34 D'Agostino's Pizza River West |
| 6 Jet's Pizza | 35 Big Shoulders Coffee |
| 7 Ranalli's | 36 Rose Mary |
| 8 Palace Grill | 37 Time Out Market |
| 9 The Billy Goat Tavern | 38 Lyra |
| 10 McDonald's | 39 Cira |
| 11 Dunkin' Donuts | 40 JP Graziano |
| 12 Shake Shack | 41 Breakfast House |
| 13 Sweetgreen | 42 Tempesta Market |
| 14 The Loyalist | 43 Big Star Mariscos |
| 15 City Winery | 44 Cobra Lounge |
| 16 The Corned Beef Factory Sandwich Shop | 45 Great Central Brewing Co |
| 17 Federales | 46 Kaiser Tiger |
| 18 Bar Siena | 47 Ever |
| 19 Little Goat Diner | 48 Elina's |
| 20 Au Cheval | 49 Coalfire |
| 21 La Josie | 50 Metric |
| 22 Limitless Coffee & Tea | 51 Midwest Coast Brewing |
| 23 Duck Duck Goat | 52 Chavas Tacos |
| 24 Bar Takito | 53 Liberation Kitchen |
| 25 The Aviary | 54 Publican |
| 26 Swift & Sons | 55 Brite Donuts |
| 27 Kuma's Corner West Loop | 56 Rhine Hall |
| 28 Aba | 57 Chocolate City Coffee |
| 29 The Aberdeen Tap | 58 Piranhas Grill |



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FOR MORE INFORMATION PLEASE CONTACT:

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