

# 1056 W. Lake Street | Chicago, IL

## Possible Repositioning for Retail Uses

22,680 Square Feet (Ideal Food Service Dist. Facility)

Available:	22,680 SF
Building Dimensions:	100' x 226.80'
Site Size:	0.521 Acres
Existing Office:	750 SF first floor 500 SF second floor (executive office) and ¾ bath
Freezers:	3 industrial freezers – 0° Fahrenheit <i>Freezer 1 - 17 x 24 = 408 SF   Freezer 2 - 23 x 38 = 874 SF Freezer 3 - 17 x 24 = 408 SF</i>
Coolers:	2 industrial coolers – 38° to 40° Fahrenheit <i>Cooler 1 - 23 x 23 = 529 SF   Cooler 2 - 62 x 23 = 1,426 SF</i>
Ripening Rooms:	1
Construction:	Brick
Ceiling Heights:	14' clear
Loading:	1 - 14' overhead door leading to 2 interior docks with electric levelers (west side)
Drive-in Doors:	1 - 14' door (south side)   1 - 14' door (northeast side)
Heat:	4 industrial heaters in the warehouse
Year Built:	100+ years old
Zoning:	C 1-2 (commercial with dwelling units above ground) <a href="http://www.clvn.org/pdf/zoningCodeSummary.pdf">www.clvn.org/pdf/zoningCodeSummary.pdf</a>
Sale Price:	Subject to Offer
Lease Rate:	\$10.50/SF Gross
Real Estate Taxes:	\$0.61/SF (Estimated 2011)
Comments:	<ul style="list-style-type: none"> <li>■ Property is in heart of the historic Randolph/Fulton Market District</li> <li>■ Brand new, elevated public transportation train station (Green Line) being built 1 city block east at Lake &amp; Morgan Streets. Estimated completion late 2011.</li> <li>■ Area continues to gentrify. Residences, restaurants, art galleries, supermarkets, fitness centers, and many more other retail amenities are opening.</li> </ul>

For more information,  
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