

1400 W WABANSIA AVE

CHICAGO, ILLINOIS



±31,042 SF (DIVISIBLE TO 11,744 OR 15,007 SF) FOR LEASE // AVAILABLE JUNE 1, 2025

Matt Cowie

Senior Vice President
+1 312 334 7203
matt.cowie@cbre.com

John Marks

Senior Associate
+1 312 334 7204
john.marks@cbre.com

Larry Goldwasser, SIOR

Executive Vice President
+1 312 334 7201
larry.goldwasser@cbre.com

CBRE, INC.

321 N Clark Street
Suite 3400
Chicago, Illinois 60654

CBRE

PROPERTY SPECS & HIGHLIGHTS



| | |
|-----------------------------|---|
| Total Building Size: | ±31,042 SF |
| Total Site Size: | ±0.90 acres (39,068 SF) |
| Available SF: | 31,042 SF (divisible to 11,744 or 15,007 SF) |
| Existing Office SF: | ±4,291 SF (2 nd floor) |
| Ceiling Height: | 14'0" - 22'8" clear |
| Loading: | 1 interior dock |
| Drive in Doors: | 2 |
| Power: | 1200 amps |
| Parking: | 10+ cars |
| Zoning: | M3-3 |
| Alderman: | Alderman Scott Waguespack |
| Asking Lease Rate: | Subject to offer |

HIGHLIGHTS

- Air-conditioned in majority of the warehouse*
- Very clean facility with natural light*
- Flexible unit sizes*
- Racking available*
- Easy access to expressways & public transportation*

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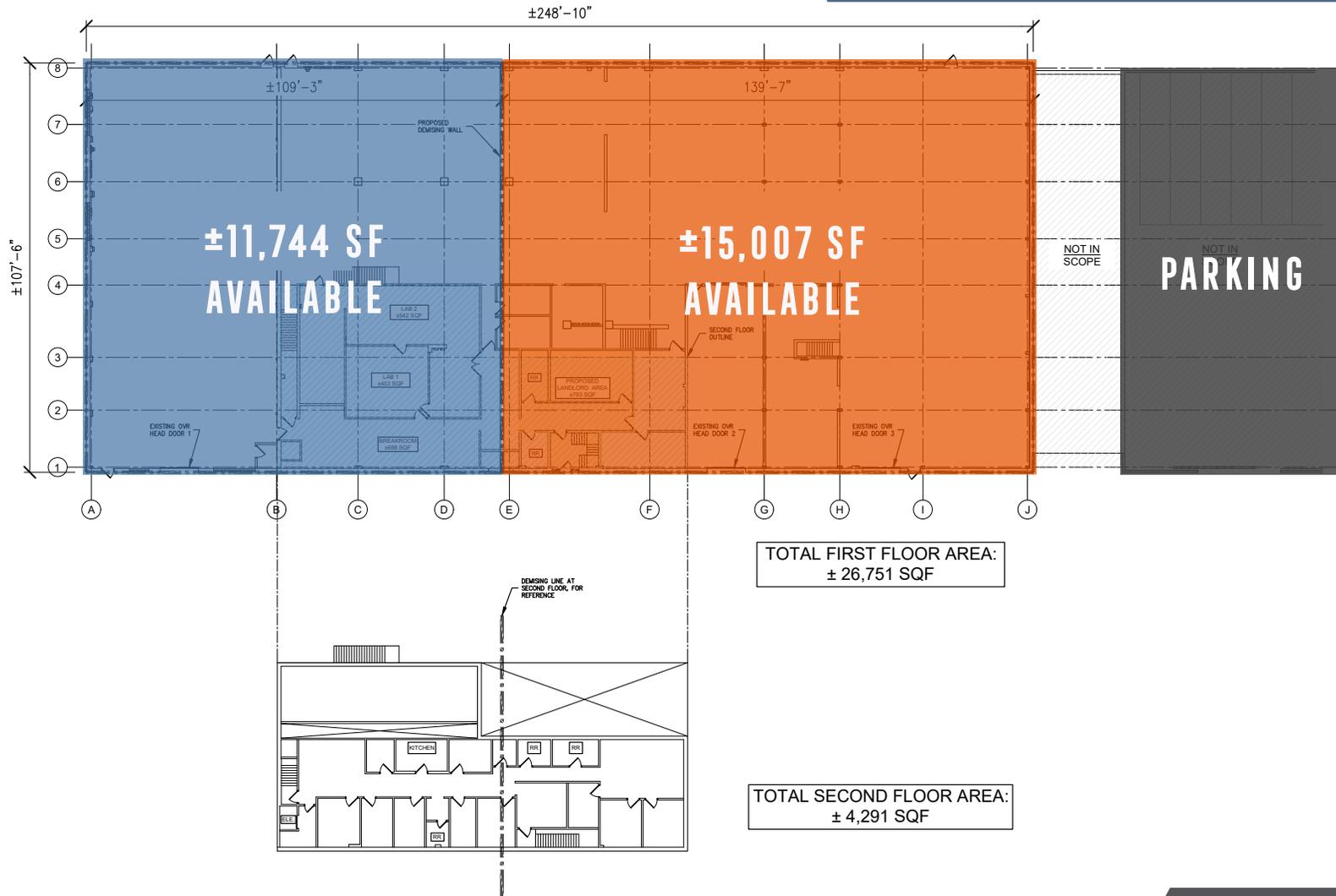
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MULTI TENANT FLOOR PLAN

Clean Building With Flexible Unit Sizes



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AERIAL VIEW



Divisible Space With 10+ Car Parking Lot



**±31,042 SF
AVAILABLE**

PARKING

W WABANSIA AVE

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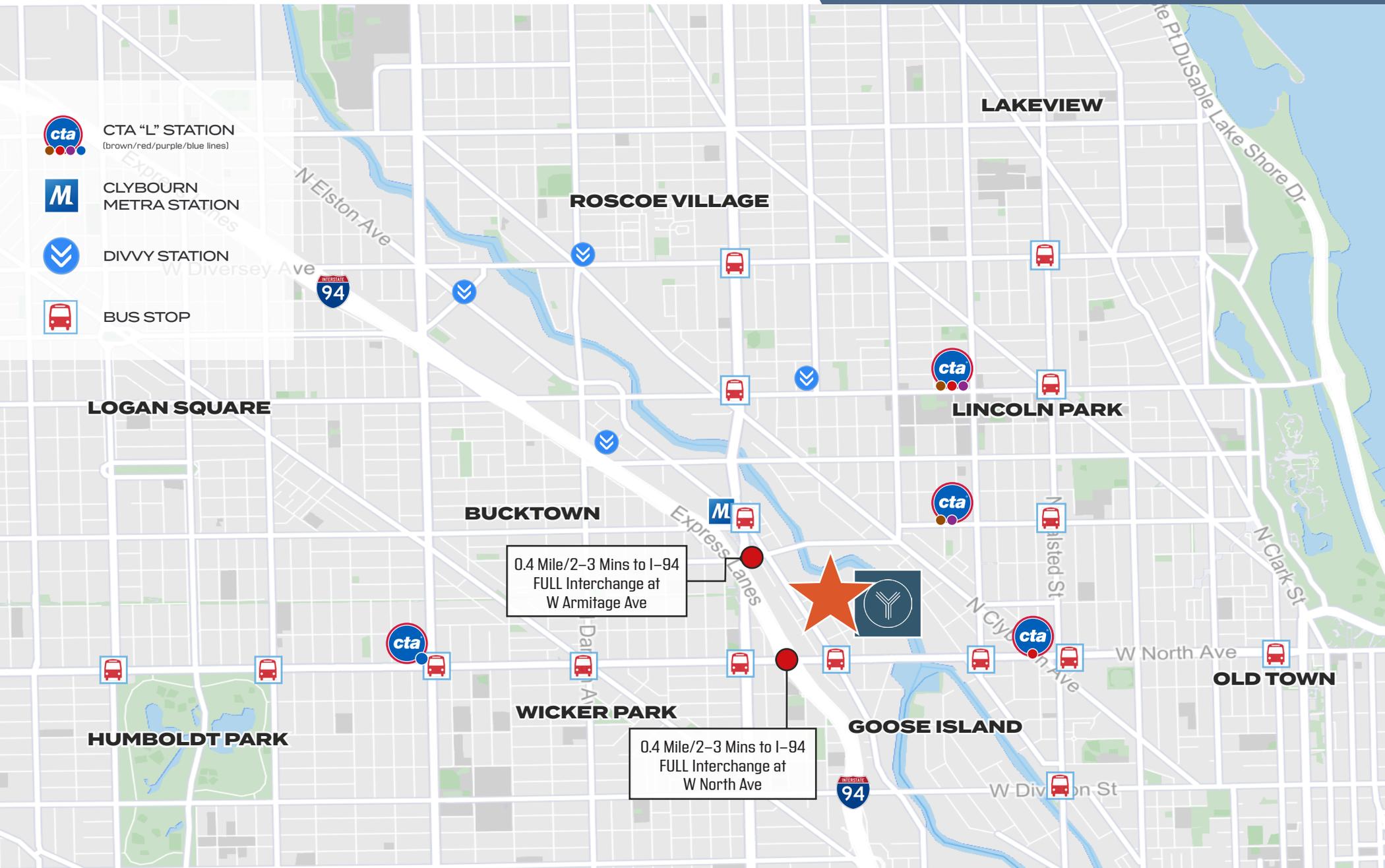
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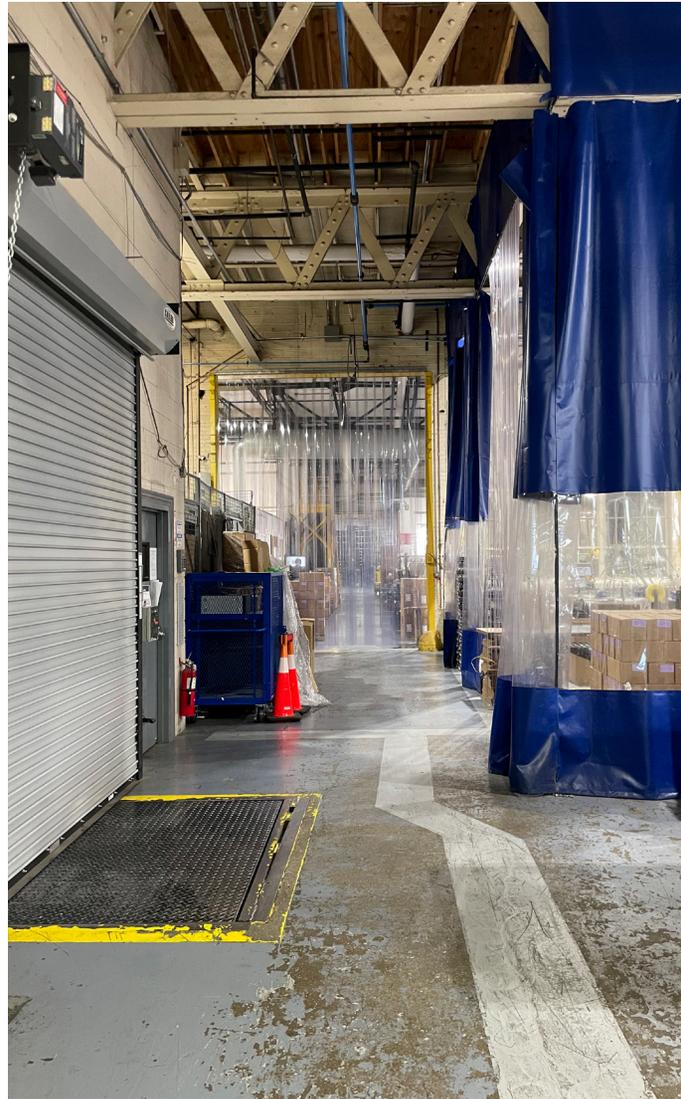
ACCESS MAP



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



PROPERTY PHOTOS



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LOCAL AMENITIES

Surrounded by Restaurants, Shopping, and Entertainment

RESTAURANTS

- 1 Passion Coffee House
- 2 Dunkin'
- 3 Big Shoulders Coffee
- 4 Intelligenstia Coffeebar
- 5 Starbucks
- 6 Windy City Café
- 7 Piccolo Sogno
- 8 The Dawson
- 9 La Scarola
- 10 Frontier
- 11 Sushi X
- 12 D'Agostino's
- 13 Jerk Jamaican BBQ
- 14 Beatnik
- 15 Fry the Coop
- 16 Erie Café
- 17 Goddess & The Grocer
- 18 El Barco Mariscos
- 19 Mott St
- 20 Bonchon Chicken
- 21 Azul
- 22 Tempesta Market
- 23 Coalfire
- 24 Salerno's
- 25 Butterfly Sushi
- 26 Elina's
- 27 Oggi Trattoria
- 28 Uncle Julio's

RESTAURANTS (cont.)

- 29 Alinea
- 30 Sweetgreen
- 31 Corey's NYC Bagel Deli
- 32 Willow Room
- 33 Goose Island Brewhouse
- 34 Off Color Brewery Taproom
- 35 Pequod's Pizza
- 36 Corner Stone Cafe
- 37 The Albion Manor
- 38 Jimmy John's
- 39 Werewolf Cafe
- 40 The Hideout

SHOPPING/ENTERTAINMENT

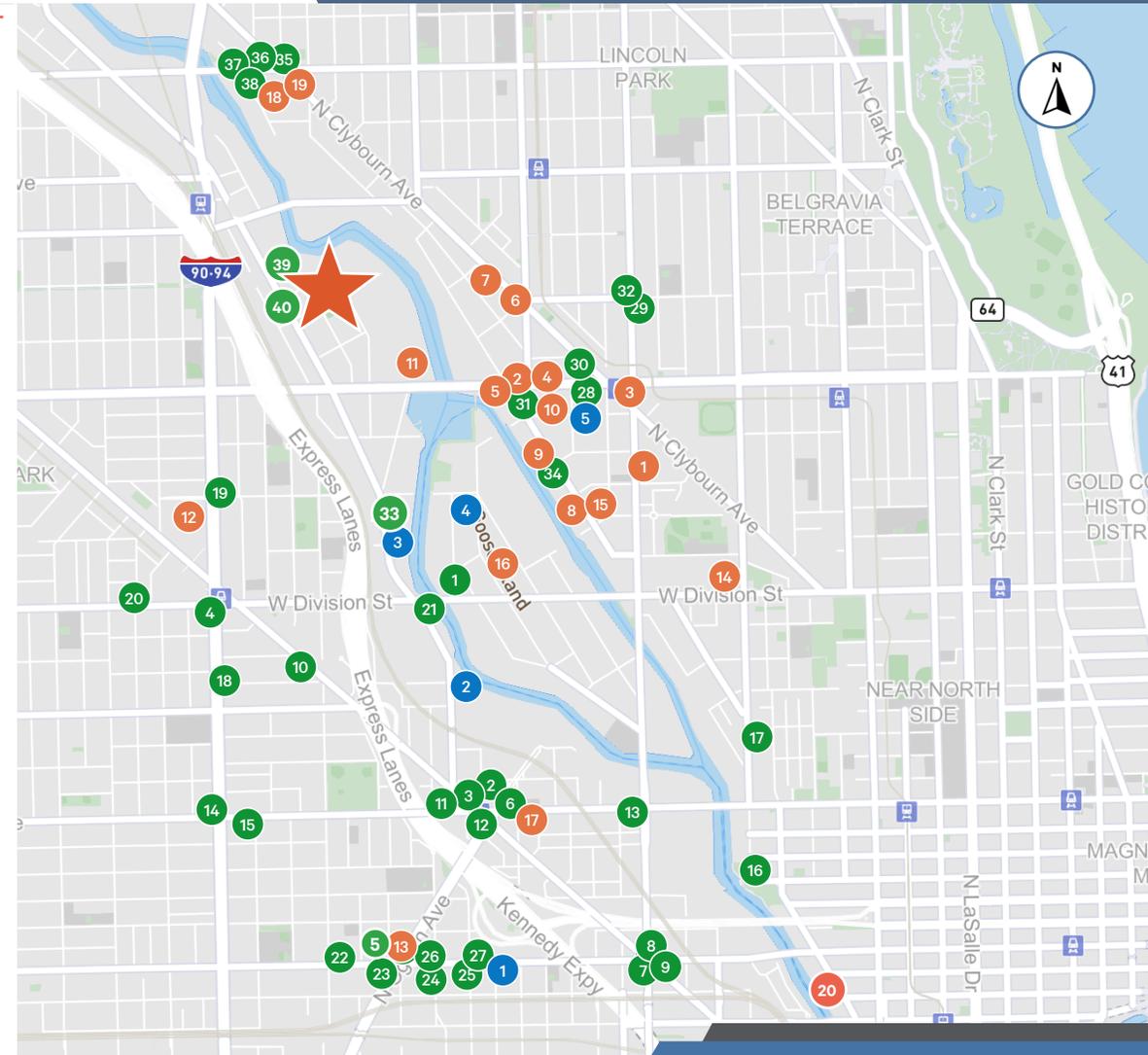
- 1 NewCity Shopping Mall
- 2 North & Sheffield Commons Shopping Mall
- 3 Apple Store
- 4 Best Buy
- 5 Old Navy
- 6 Bed Bath & Beyond
- 7 Trader Joe's
- 8 REI
- 9 Whole Foods
- 10 Nordstrom Rack
- 11 Home Depot
- 12 Wicker Park Commons Shopping Mall
- 13 UPS Store
- 14 Target

SHOPPING/ENTERTAINMENT (cont.)

- 15 Kingsbury Shopping Center
- 16 Jetro Restaurant Depot
- 17 Urban Market
- 18 Regal Webster Place
- 19 Barnes & Noble
- 20 East Bank Club

CAR DEALERSHIPS

- 1 Tesla
- 2 Fletcher Jones Audi
- 3 McGrath Auto Group
- 4 Lucid
- 5 Toyota of Lincoln Park



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FOR MORE INFORMATION PLEASE CONTACT:

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