



MoHall Commercial
& Urban Development

OFFERING MEMORANDUM
For Sale | Industrial Flex / Showroom

HUMBOLDT PARK / WEST TOWN

3146 W Chicago Avenue

Fully Renovated 6,400 SF Bow-Truss Industrial Flex / Showroom | Chicago, IL 60622

OFFERING	BUILDING	PRICE / SF	ZONING
\$1,300,000	6,400 SF	\$203	M1-2



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01 | THE OFFERING

Executive Summary

MoHall Commercial & Urban Development is pleased to present 3146 W Chicago Avenue — a fully renovated 6,400 SF industrial flex / showroom asset in Chicago's Humboldt Park / West Town corridor, offered for \$1,300,000 (\$203 PSF).

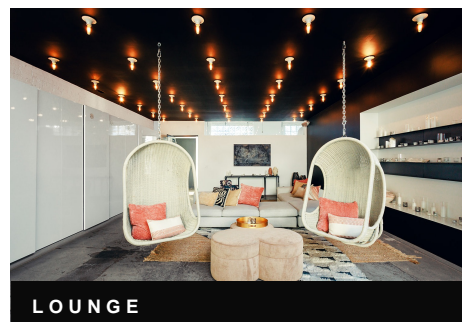
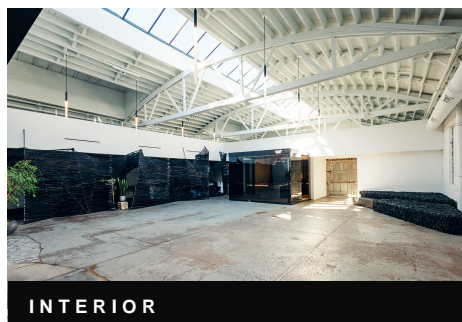
<p>OFFERING PRICE</p> <p>\$1,300,000 USD</p>	<p>BUILDING SIZE</p> <p>6,400 Square Feet</p>	<p>PRICE PSF</p> <p>\$203 Per Square Foot</p>
<p>LOT SIZE</p> <p>6,250 SF / 50' x 125'</p>	<p>ZONING</p> <p>M1-2 Limited Manufacturing</p>	<p>YEAR BUILT</p> <p>1909 Masonry / Bow-Truss</p>

SIGNATURE FEATURES

- 75'** Operable Skylight
Full length of building
- 20'+** Clear Ceiling Heights
Clear-span bow-truss
- 1** Drive-In Overhead Door
Practical loading
- 1+** Mezzanine Level
Additional usable SF

IDEAL BUYER PROFILE

- › Owner-user seeking signature Chicago industrial asset
- › Last-mile distribution / e-commerce fulfillment operator
- › Creative studio, media production, or showroom tenant
- › Light manufacturer or contractor requiring flex space
- › Institutional investor pursuing urban industrial yield



02 | ASSET DETAILS

Property Overview

A rare turnkey industrial flex asset. Complete specifications below.



INTERIOR / BOW-TRUSS SHOWROOM

PROPERTY SPECIFICATIONS

ADDRESS	3146 W Chicago Avenue
CITY / ZIP	Chicago, IL 60622
SUB-MARKET	Humboldt Park / West Town
COUNTY / TOWNSHIP	Cook / West Chicago
PIN	16-01-319-017-0000
MLS #	12626368
LOT SIZE	6,250 SF (50' x 125')
BUILDING SIZE	6,400 SF
YEAR BUILT	1909
STORIES	1 + Mezzanine
ZONING	M1-2 (Limited Mfg.)
CONSTRUCTION	Masonry / Brick
BUILDING CLASS	B
CEILING HEIGHT	20' to 20'+ at peak
STRUCTURE	Clear-Span Bow-Truss
LOADING	1 Drive-In OH Door
SKYLIGHT	75' Operable
HVAC	Central A/C + Forced Heat
ELECTRICAL	Circuit Breakers
FLOOR FINISH	Polished Concrete
ACCESS	24-Hour
WALK SCORE	85 / 100
TRANSIT SCORE	66 / 100
2024 TAXES	\$16,489.77

PRICING & TERMS

\$1,300,000

\$203 PER SQUARE FOOT

Offered For Sale | Exclusive Right to Sell
Delivered Vacant | Owner-User or Investor

POSITIONED FOR

- › **Turnkey**
Fully renovated; ready for occupancy
- › **Last-Mile Ready**
4 mi to Loop, 12 mi to O'Hare
- › **Flex Use**
Warehouse, showroom, studio, office
- › **Brand Presence**
Designer interior; high-end finishes

03 | VALUE DRIVERS

Investment Highlights

Six reasons this asset commands institutional interest — and outperforms commodity industrial product in today's Chicago market.

01

Fully Renovated

Top-to-bottom designer renovation with premium finishes, polished concrete, modern lighting, and updated electrical, HVAC, and roofing systems. Ready for immediate occupancy.

02

Clear-Span Bow-Truss

Original 1909 heavy-timber bow-truss structure delivers 20'+ peak ceilings with no interior columns — ideal for racking, open workflow, showroom display, or future creative buildouts.

03

75' Operable Skylight

Full-length operable skylight floods the space with natural light and fresh air — a showstopping feature that has attracted design, event, and creative tenants at premium rents.

04

Mezzanine + Outdoor Patio

Mezzanine level expands usable SF for office, studio, or back-of-house, while the gated rear patio and attached 3-car garage with 18' overhead door add functional outdoor and loading area.

05

Prime Last-Mile Location

4 miles to the Loop, 12 miles to O'Hare, direct frontage on CTA Bus 66, and minutes from I-90/94 and I-290. Walk Score 85, Transit Score 66 — superior for urban last-mile distribution.

06

M1-2 Flexibility

Chicago's Limited Manufacturing District explicitly supports reuse of older industrial buildings — by-right warehouse, distribution, light manufacturing, e-commerce fulfillment, and contractor uses.

THE BOTTOM LINE

Design-forward urban industrial product is scarce.

3146 W Chicago sets the standard for the Humboldt Park / West Town corridor.

04 | THE ASSET

Property Description

A turnkey industrial flex / showroom asset with showroom-quality finishes, in the heart of Chicago's fastest-growing urban industrial corridor.

Located in the heart of Chicago's rapidly growing Humboldt Park and West Town industrial corridor, 3146 W Chicago Avenue presents a rare opportunity to acquire a fully renovated 6,400 SF industrial flex warehouse designed for both operational efficiency and high-end showroom presence. Situated on a 50' x 125' (6,250 SF) lot and zoned M1-2 (Limited Manufacturing District), the property supports a wide range of industrial uses including warehouse, distribution, light manufacturing, contractor space, and e-commerce fulfillment.

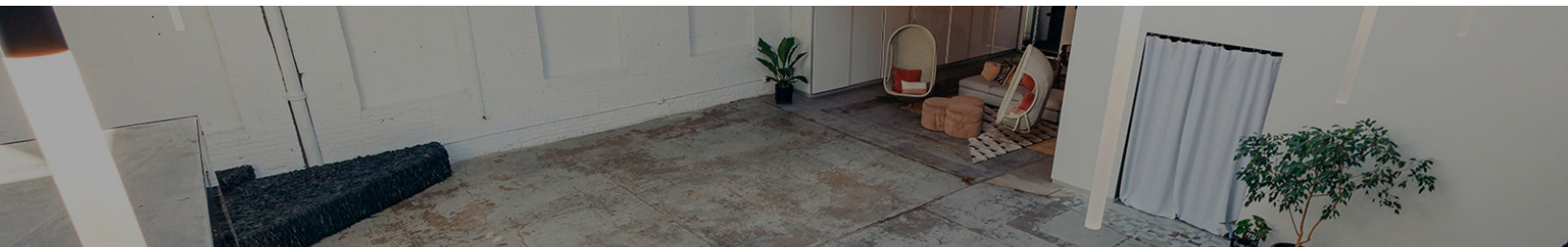
Originally constructed in 1909, the building features a clear-span bow-truss structure with ceiling heights ranging from 20' to 20'+ at the peak, providing the vertical clearance and open layout required for racking, storage, and efficient workflow without interior columns. The property is equipped with one drive-in overhead door allowing for practical loading and deliveries.

What truly differentiates this property is its complete designer renovation and showroom-quality interior. A dramatic 75-foot operable skylight runs the full length of the building, flooding the space with natural light and creating an environment that feels more like a flagship showroom than a traditional warehouse — ideal for businesses that value branding, client experience, and presentation.

The interior includes polished concrete flooring, modern lighting, updated electrical with circuit breakers, central HVAC with forced-air heating, and a flexible layout that allows for seamless integration of warehouse operations with office or creative workspace. A mezzanine level provides additional square footage for office, administrative, or studio use.

From a logistics standpoint, the property is strategically positioned for last-mile distribution and urban industrial use, with quick access to I-90/94 (Kennedy Expressway) and I-290 (Eisenhower Expressway), providing efficient connectivity to Downtown Chicago, O'Hare International Airport, and the greater Chicagoland industrial network.

In a Chicago market where quality industrial buildings offering both functionality and design command premium attention, 3146 W Chicago Avenue stands out as a true flex industrial showroom asset — positioned for owner-users, e-commerce operators, contractors, light manufacturers, and creative businesses.



HUMBOLDT PARK / WEST TOWN / CHICAGO, IL

6,400 SF | M1-2 Zoning | Fully Renovated | \$1,300,000 | \$203 PSF

05 | IMAGERY

Property Photography

Interior — bow-truss showroom, mezzanine view, and designer lounge.



INTERIOR Clear-span bow-truss structure with 75' operable skylight



MEZZANINE VIEW Overhead perspective of open floor plate



DESIGNER LOUNGE Showroom-quality common area

05 | IMAGERY

Exterior & Outdoor Space

Street presence, gated outdoor patio, and attached garage access.



OUTDOOR PATIO Gated patio with 18' overhead door access to interior



EXTERIOR / STREET PRESENCE Frontage on W Chicago Ave

AT A GLANCE

6,400
SF Building

20'+
Ceiling Heights

85
Walk Score

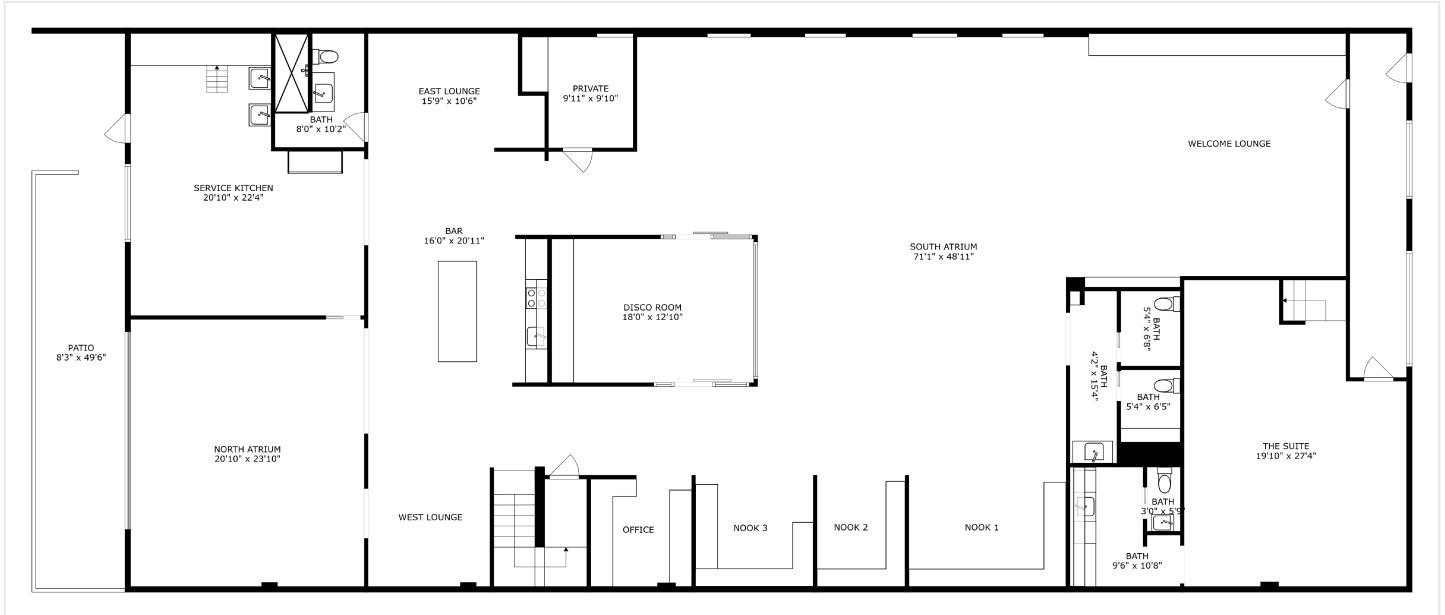
A NEW STANDARD FOR URBAN INDUSTRIAL

**Industrial function,
*showroom presence.***

06 | LAYOUT

Main Level / Floor 1

Detailed floor plan of the main level — welcome lounge, atriums, service kitchen, suite, and outdoor patio.



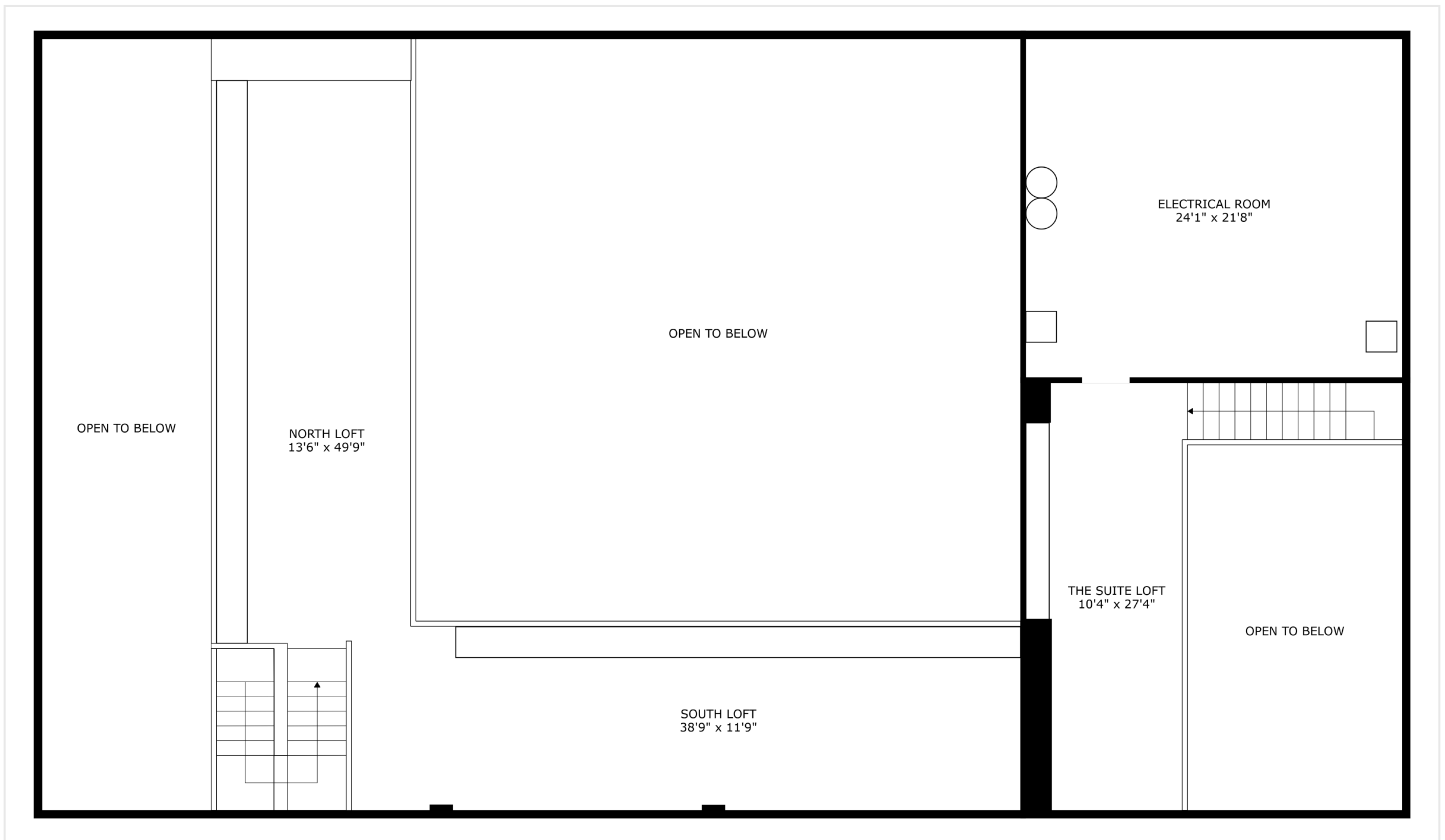
KEY ROOMS & DIMENSIONS

ENTERTAINMENT / GATHERING		BACK-OF-HOUSE / SUPPORT		PRIVATE / AMENITIES	
WELCOME LOUNGE	Main reception	SERVICE KITCHEN	20'10" x 22'4"	THE SUITE	19'10" x 27'4"
SOUTH ATRIUM	71'1" x 48'11"	BAR	16'0" x 20'11"	PRIVATE ROOM	9'11" x 9'10"
NORTH ATRIUM	20'10" x 23'10"	DISCO ROOM	18'0" x 12'10"	PATIO (OUTDOOR)	8'3" x 49'6"
WEST LOUNGE	Open to atrium	OFFICE	Dedicated	BATHROOMS	5 total
EAST LOUNGE	15'9" x 10'6"	NOOKS 1-3	Private workspaces	STORAGE	Multiple

06 | LAYOUT

Loft Level / Floor 2

Mezzanine floor with North Loft, South Loft, and Suite Loft — additional usable square footage for office, studio, or back-of-house operations.



LOFT LEVEL / USABLE SPACE

LOFT SPACES		MECHANICAL		USE POTENTIAL	
NORTH LOFT	13'6" x 49'9"	ELECTRICAL ROOM	24'1" x 21'8"	OFFICE	Headquarters / admin
SOUTH LOFT	38'9" x 11'9"	STAIRS	Multiple access	STUDIO	Creative / production
SUITE LOFT	10'4" x 27'4"	LOFT ACCESS	Direct to atrium	STORAGE	Inventory / equipment

07 | MARKET FUNDAMENTALS

Chicago Industrial — Q4 2025

Chicago remains North America's largest big-box industrial market and a top destination for last-mile and flex product. Q4 2025 fundamentals point to stable, sustainable growth.

CHICAGO INDUSTRIAL SNAPSHOT / Q4 2025

<p>\$8.64 PSF</p> <p>Net Avg. Asking Rent</p>	<p>+1.4% Q/Q</p> <p>Rent Growth</p>	<p>5.7M SF</p> <p>YTD Net Absorption</p>	<p><5 MO Avg.</p> <p>Sub-50K SF Lease-Up</p>
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Source: CBRE Chicago Industrial Figures, Q4 2025

MARKET STRENGTH

Chicago anchors North America's industrial market as the nation's largest big-box hub and a premier destination for last-mile and flex product. Q4 2025 extended a multi-year run of rent growth, reaching \$8.64 PSF net on a 1.4% quarterly gain. Small-format urban industrial product continues to command a meaningful premium over the metro average — with flex space pricing well above headline rents.

INVESTMENT DEMAND

Institutional capital is actively targeting Chicago industrial assets, with buyer activity up ~40% year-over-year and logistics and last-mile product driving the majority of closed transactions. Sub-50K SF urban industrial — the category this asset occupies — benefits from scarce supply, fast lease-up velocity, and durable rent growth that supports pricing.

CHICAGO RENT BENCHMARKS (PSF / YR)

Flex Space	~\$15.00
Small-Bay Industrial	\$11 – \$12
Chicago Metro Avg.	\$8.64
Big-Box (Large)	\$5 – \$8

WHY 3146 W CHICAGO

Urban last-mile location	✓
Size advantage (<50K SF)	✓
Fully renovated / turnkey	✓
M1-2 by-right flexibility	✓
Showroom-quality presentation	✓

LAST-MILE ADVANTAGE

Urban infill industrial < 50,000 SF is the scarcest segment in Chicago.

National data shows sub-50K SF warehouses lease in under 5 months on average — compared to 11–13 months for 50K–100K+ SF product — reflecting structural demand for small-format urban last-mile space that cannot be replicated by new development.

08 | SUB-MARKET

Humboldt Park / West Town

Positioned at the center of one of Chicago's most active urban industrial corridors — surrounded by retailers, national tenants, and rapidly appreciating mixed-use development.

LOCATION SCORES

<p style="font-size: 2em; font-weight: bold;">85</p> <p style="color: #e91e63; font-weight: bold;">WALK SCORE</p> <p>Very Walkable</p>	<p style="font-size: 2em; font-weight: bold;">66</p> <p style="color: #e91e63; font-weight: bold;">TRANSIT SCORE</p> <p>Good Transit</p>	<p style="font-size: 2em; font-weight: bold;">4 MI</p> <p style="color: #e91e63; font-weight: bold;">TO THE LOOP</p> <p>Downtown Chicago</p>	<p style="font-size: 2em; font-weight: bold;">12 MI</p> <p style="color: #e91e63; font-weight: bold;">TO O'HARE</p> <p>International Airport</p>
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DRIVE TIMES & ACCESS

› I-90 / 94 Kennedy Expressway	~2 miles
› I-290 Eisenhower Expressway	~1.5 miles
› Downtown Chicago / Loop	~4 miles
› O'Hare International Airport	~12 miles
› Midway International Airport	~9 miles
› CTA Bus Route 66 — Chicago Ave.	Direct frontage
› CTA Blue Line — Western Station	~1 mile
› Metra — Western Ave. Station	~1.5 miles

AREA DEMOGRAPHICS

METRIC	1-MILE	3-MILE
Total Population	39,340	392,232
Total Households	13,397	142,690
Median HH Income	\$47,606	\$65,748
Daytime Employees	9,556	213,024

NEARBY TENANTS & AMENITIES

- National Retailers:** Aldi · Chase Bank · T-Mobile · Dunkin' · Subway · Domino's · Popeyes · Foot Locker · BP · Wingstop
- Local Lifestyle:** First Ascent Rock Climbing · On Your Mark Gym · Christ Weber Garden Center
- Dining:** Kai Zan · Boulangerie · Rootstock · Heritage · Feed · and a growing cluster of independent operators
- Context:** Humboldt Park was named one of Chicago's highest-appreciation neighborhoods since 2000.

08 | POSITION

Chicago's Urban Renaissance

The Humboldt Park / West Town submarket sits at the intersection of historic industrial stock and Chicago's most active neighborhood growth — a combination that creates durable demand for reposition and owner-user capital.

The West Chicago Avenue corridor runs through the center of three Chicago neighborhoods experiencing sustained population and investment growth: Humboldt Park, West Town, and East Garfield Park. The sub-market is buffered to the east by the West Loop and Fulton Market — two of the most expensive commercial submarkets in the Midwest — creating a natural spillover demand corridor westward.

Chicago's M1 Limited Manufacturing zoning framework was expressly designed to “promote high-quality new development and reuse of older industrial buildings.” The City's Industrial Corridor Modernization Initiative — along with overlapping TIF districts including the Kinzie Industrial Corridor TIF and Chicago/Central Park TIF — provides a long-term public policy backdrop that supports property values in this corridor.

For owner-users and investors, 3146 W Chicago offers a rare combination: protected industrial zoning, infill urban location, sub-50K SF size class, and designer-grade improvements. Replacement cost for a comparable renovated building would materially exceed the current offering price.

WHY THIS CORRIDOR

+ Protected Industrial Zoning

Chicago restricts new industrial-to-residential rezonings, preserving land value and use flexibility for current owners.

+ Infill Location

Minimal greenfield industrial land is available within 5 miles of Downtown Chicago — driving durable demand for renovated urban product.

+ Transit-Rich Labor Pool

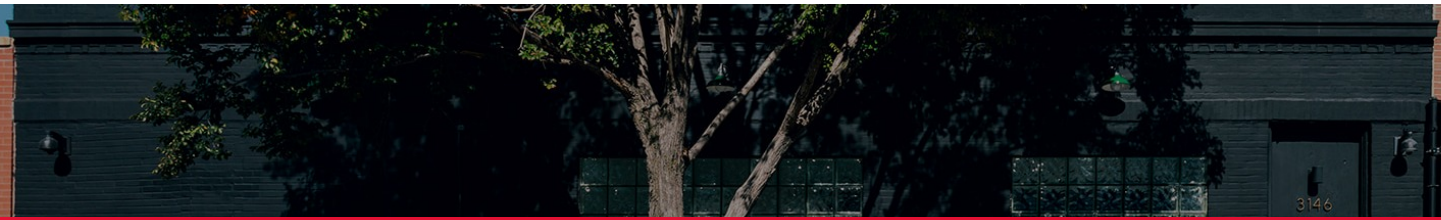
Direct CTA Bus 66 frontage and walking proximity to Blue Line provides reliable access for workforce and clients.

+ Neighborhood Momentum

Humboldt Park, Logan Square, and West Town rank among the highest-appreciation Chicago neighborhoods of the last 20 years.

+ Public Incentive Overlay

The property's ward sits within the Chicago/Central Park TIF — small-business improvement grant programs are active in the area.



EXCLUSIVELY OFFERED BY MOHALL COMMERCIAL & URBAN DEVELOPMENT

09 | ENTITLEMENTS

Zoning & Use Flexibility

CURRENT ZONING

M1-2

Limited Manufacturing / Business Park District
City of Chicago | Cook County

M1-2 DISTRICT PURPOSE

“Accommodates low-impact manufacturing, wholesaling, warehousing, and distribution activities that occur within enclosed buildings. Intended to promote high-quality new development and reuse of older industrial buildings.”

— Chicago Zoning Ordinance §17-5-0102

BY-RIGHT PERMITTED USES

LOGISTICS & DISTRIBUTION

- › Warehouse
- › Distribution center
- › E-commerce fulfillment
- › Last-mile delivery hub
- › Wholesale

MANUFACTURING

- › Light manufacturing
- › Assembly operations
- › Product testing
- › Processing (enclosed)
- › Contractor services

COMMERCIAL / CREATIVE

- › Showroom
- › Studio / production
- › Creative office
- › Photo / film studio
- › Gallery / exhibition

DETAILED PROPERTY FEATURES

STRUCTURE		SYSTEMS		INTERIOR	
CONSTRUCTION	Masonry / Brick	HEAT	Forced Air	FLOOR FINISH	Polished Concrete
YEAR BUILT	1909	A/C	Central Air	MEZZANINE	Yes
STORIES	1 + Mezzanine	ELECTRICAL	Circuit Breakers	OVERHEAD DOOR	1 Drive-In
CEILING HEIGHT	20' to 20'+	FIRE PROTECTION	Extinguishers	STORAGE	Yes
CLEAR SPAN	Yes	SKYLIGHT	75' Operable	KITCHEN	Yes (Full)
BOW-TRUSS	Yes (Original)	RESTROOMS	Public + Private	CONDITION	Fully Renovated

TAX & OWNERSHIP

2024 PROPERTY TAXES	PIN	OWNERSHIP	TOWNSHIP
\$16,489.77	16-01-319-017-0000	LLC	West Chicago



MoHall Commercial
& Urban Development

FOR INFORMATION, CONTACT

Exclusively listed by MoHall Commercial

LEAD BROKER

Meet the advisor *behind this offering.*



DESIGNATED MANAGING BROKER

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