

# 3333 W. Lake Street // Chicago, IL

EAST GARFIELD PARK WAREHOUSE / INDUSTRIAL / OFFICE SPACE FOR LEASE



*Broker Owned Property*

**ARI TOPPER, CFA**

312.275.3113

[ari@baumrealty.com](mailto:ari@baumrealty.com)

**TYLER DECHTER**

312.275.3132

[tyler@baumrealty.com](mailto:tyler@baumrealty.com)

**OWEN WIESNER**

312.275.3119

[owen@baumrealty.com](mailto:owen@baumrealty.com)



# 3333 W. Lake Street

UP TO ±49,200 SF OF INDUSTRIAL / OFFICE SPACE AVAILABLE

- + Former vehicle fleet storage & training facility available for lease
- + Private, secured parking lot with parking for up to 60 vehicles
- + Located in Enterprise Zone #5, tenants are eligible for Enterprise Zone tax incentives including sales tax exemption & investment tax credits among other benefits
- + Desirable location in rapidly growing East Garfield Park, just west of Chicago’s booming Fulton Market neighborhood
- + Outstanding expressway & public transportation access - minutes away from CTA Green Line, Metra, and I-290



BUILDING INFORMATION	
AVAILABLE SPACE:	49,200 SF
FLOOR 1:	26,000 SF - Industrial / Warehouse / Garage
FLOOR 2:	23,200 SF - Office / Flex
LEASE RATE:	\$7 NNN
ZONING:	M1-3
CEILING HEIGHTS:	14'+
PARKING:	60 spaces (gated and secured)
LOADING:	4 drive-in doors (able to convert 1 to a truck level dock)

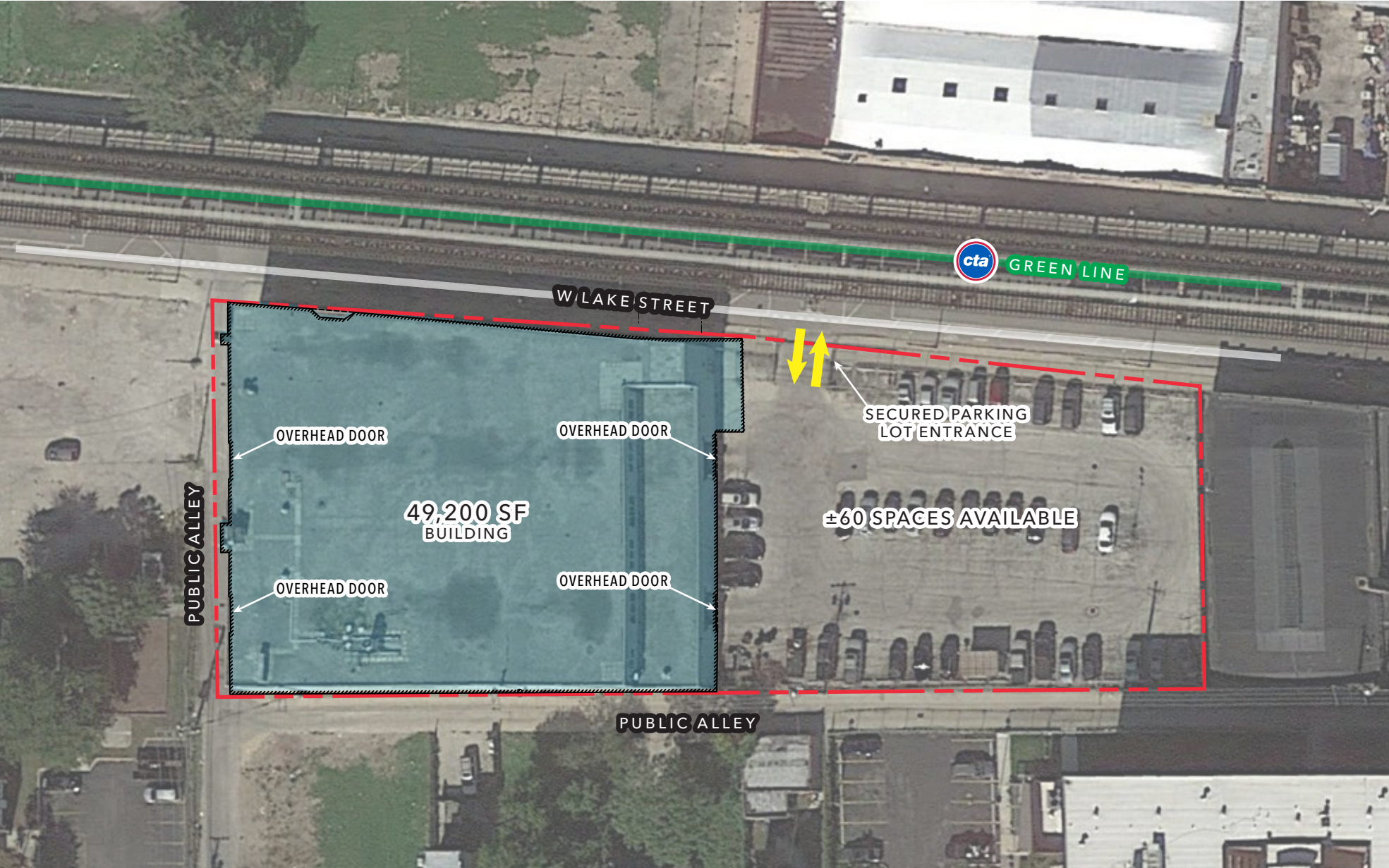
**ARI TOPPER, CFA**  
312.275.3113  
ari@baumrealty.com

**TYLER DECHTER**  
312.275.3132  
tyler@baumrealty.com

**OWEN WIESNER**  
312.275.3119  
owen@baumrealty.com







**ARI TOPPER, CFA**  
312.275.3113  
ari@baumrealty.com

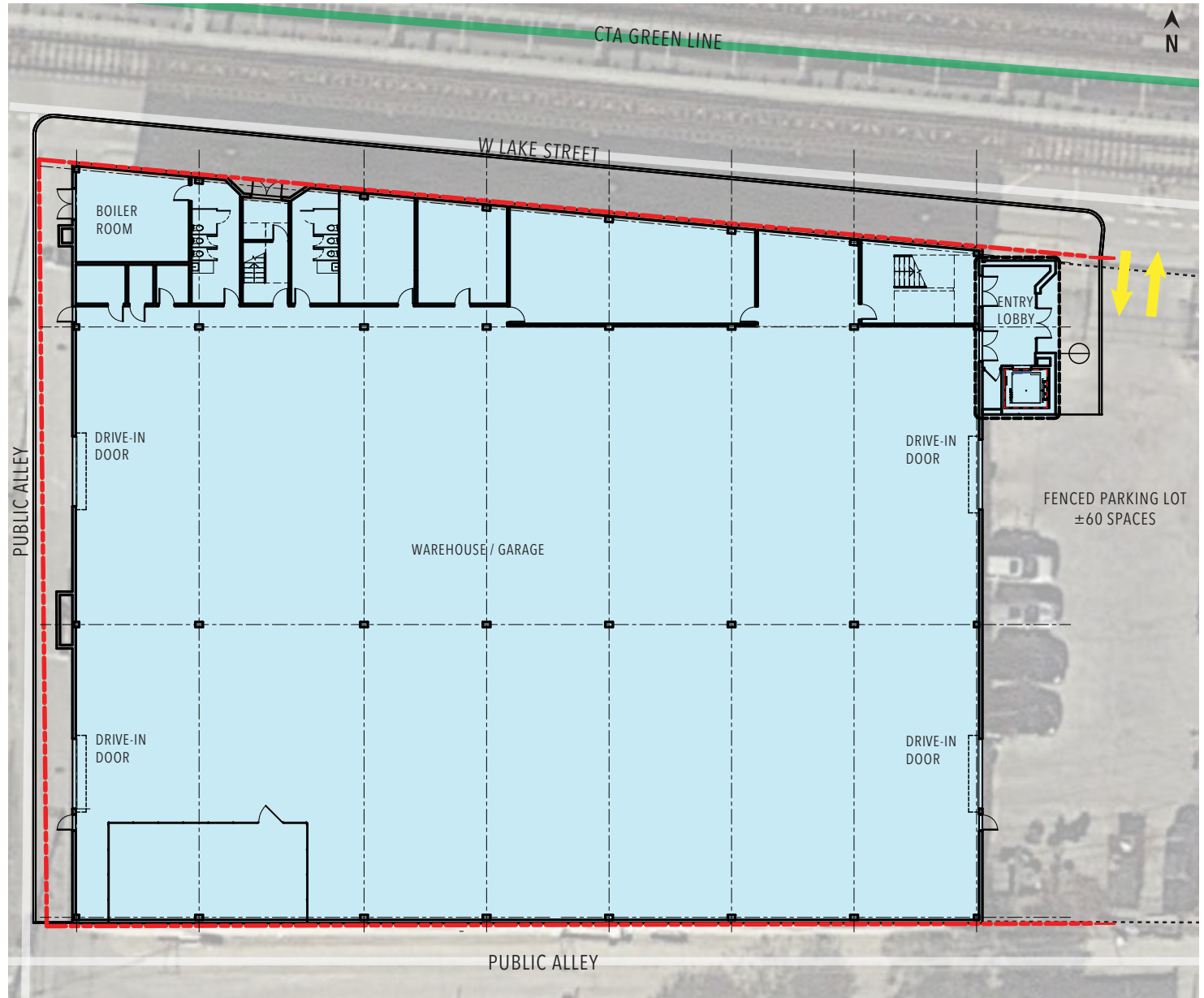
**TYLER DECHTER**  
312.275.3132  
tyler@baumrealty.com

**OWEN WIESNER**  
312.275.3119  
owen@baumrealty.com



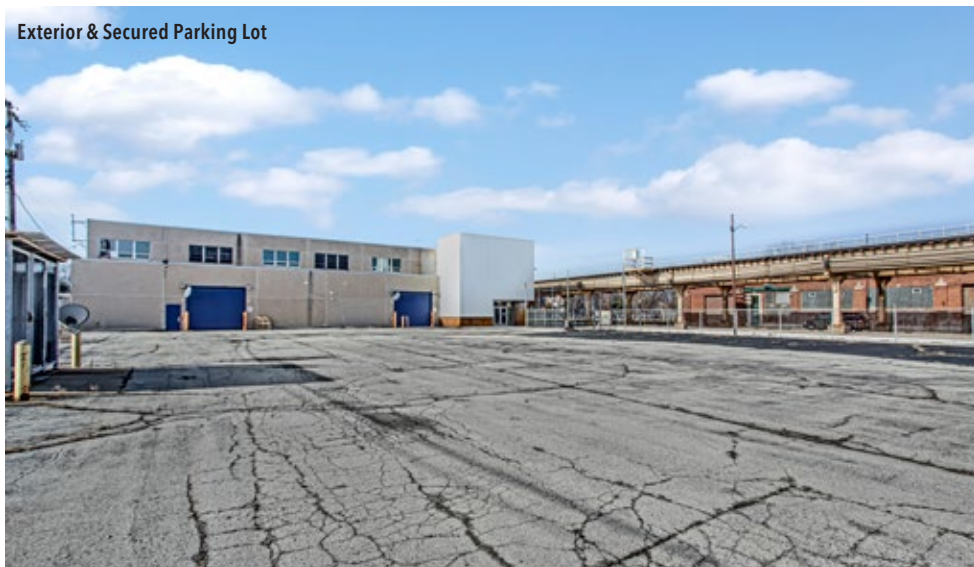
## FIRST FLOOR

- + **26,000 SF** industrial / warehouse / garage
- + Full drive thru capability
- + Heated garage with trench drains & repair bay
- + 2 bathrooms sets & ancillary office / training space
- + Ability to add truck-level loading dock

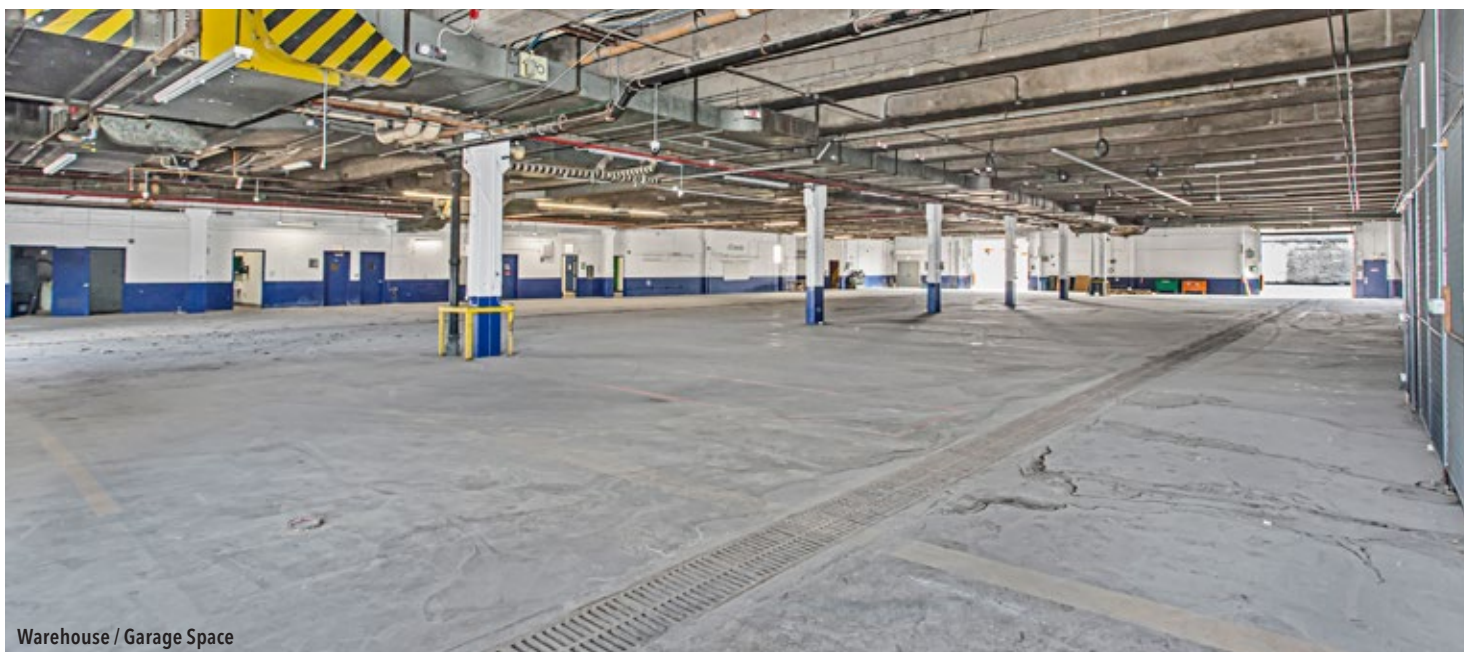




Exterior & Secured Parking Lot

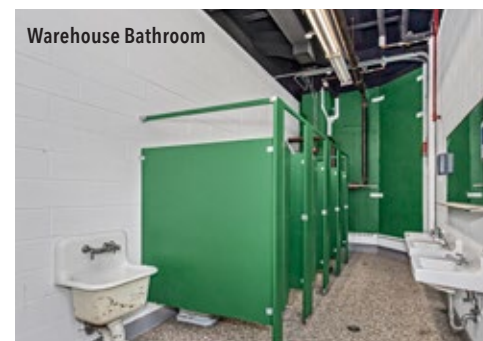


Gated Entry

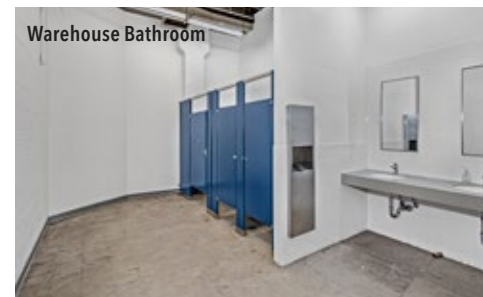


Warehouse / Garage Space

Warehouse Bathroom

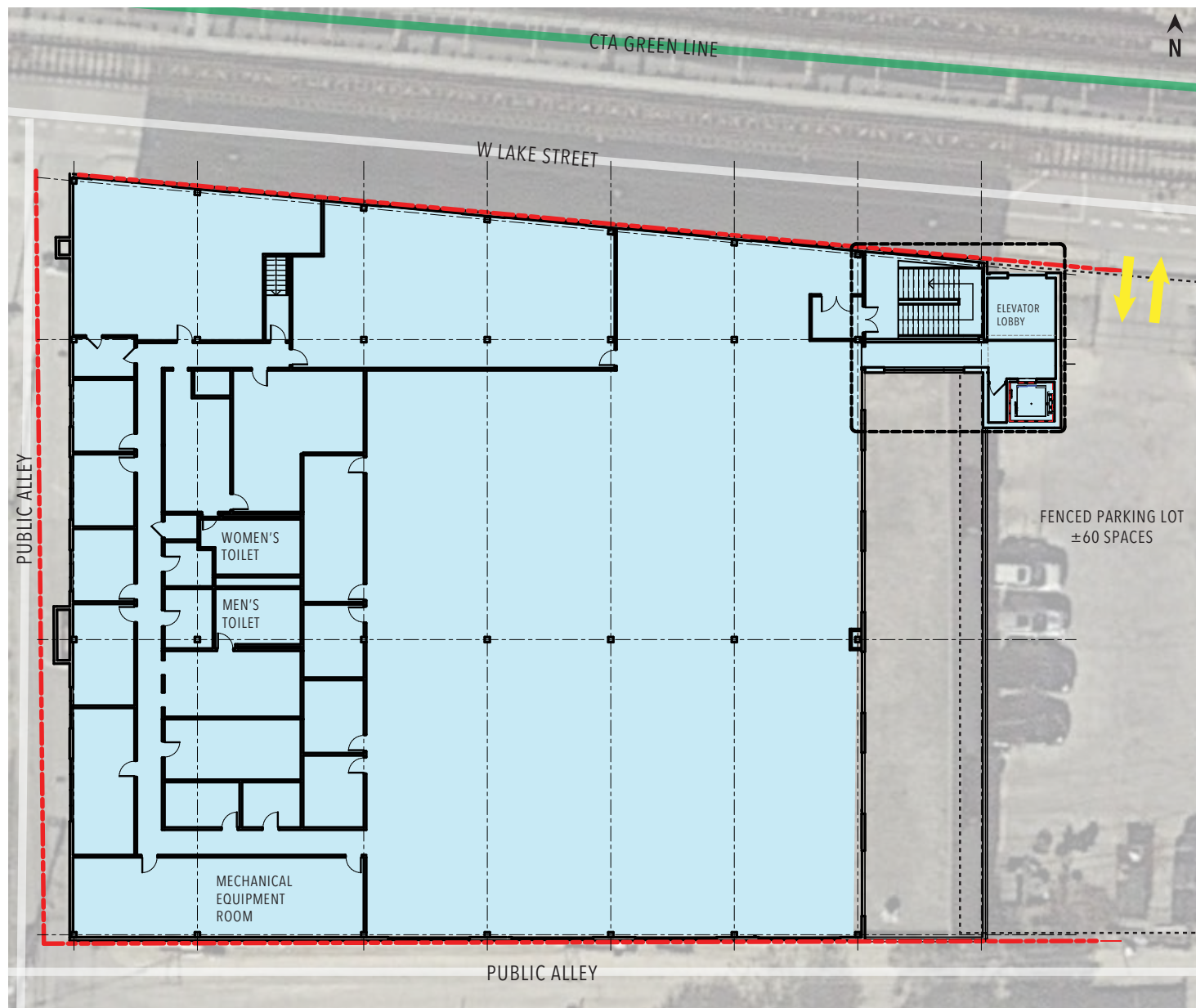


Warehouse Bathroom



## Second Floor

- + **23,200 SF** office / industrial
- + Suitable for office or light manufacturing / fabrication
- + Eastern skyline views
- + Abundant on site, secured parking available
- + Potential for roof deck / outdoor terrace





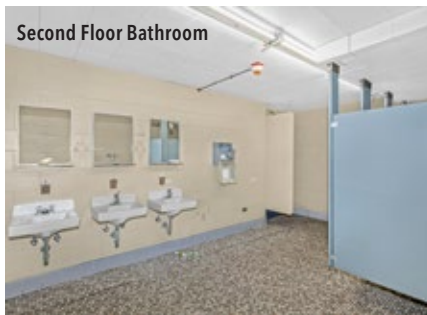
Second Floor Lobby



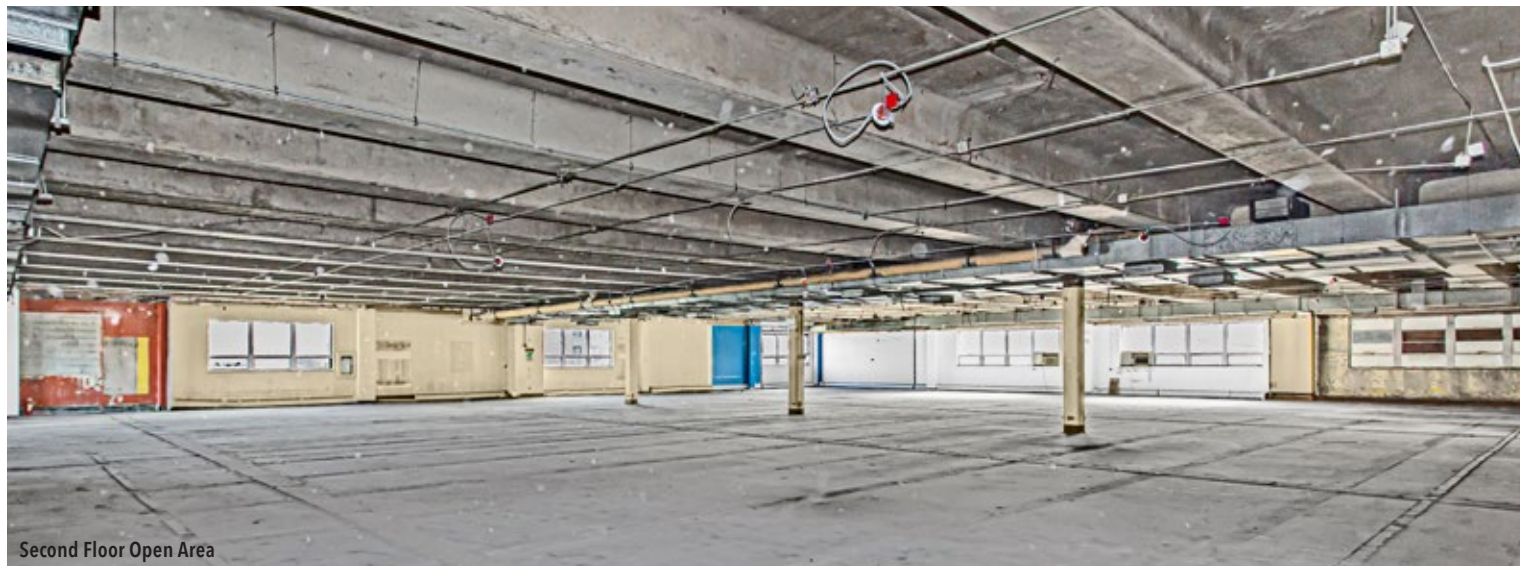
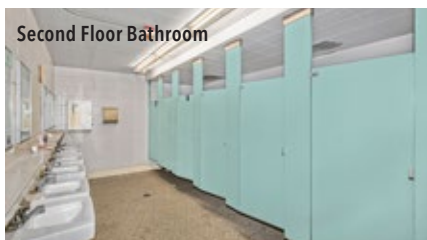
Second Floor Office Area



Second Floor Bathroom



Second Floor Bathroom



Second Floor Open Area



# East Garfield Park

**3333 W. LAKE STREET IS WELL-POSITIONED WITHIN THE UP-AND-COMING EAST GARFIELD PARK NEIGHBORHOOD ON CHICAGO'S WEST SIDE.**

Characterized by its tree-lined streets and historic architecture, the neighborhood offers a rich mix of residential and commercial spaces. Located a 4-minute walk from the CTA Kedzie Green Line station and a 6-minute drive to I-290, 3333 W. Lake Street enjoys seamless accessibility via CTA and expressway. Its central location provides easy access to downtown Chicago, with the iconic West Loop just moments away.

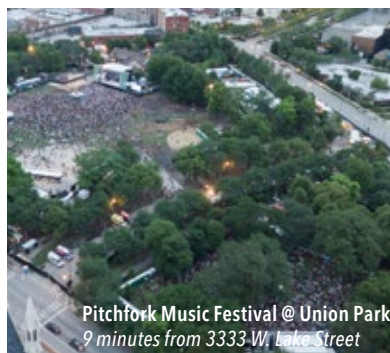
East Garfield Park boasts architectural gems, including greystone and Victorian-style homes, and is home to beautiful green spaces like Garfield Park, offering residents recreational opportunities and a place to gather. Cultural institutions like the Garfield Park Conservatory showcase the area's natural beauty and provide educational programs.

East Garfield Park has been growing in appeal in recent years due partly to its proximity to landmarks such as the United Center and the West Loop's booming submarkets, including the Brewery District/Kinzie Corridor, and Fulton Market. Sporting and entertainment events year-round at the nearby venues, including the United Center (home of the Chicago Bulls and the Chicago Blackhawks), Union Park, and Douglass Park, draw visitors from across the country to the area.

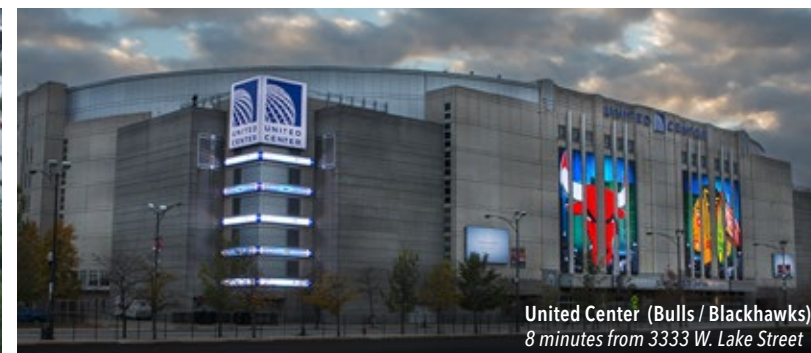
Ongoing redevelopment projects and investment initiatives also continue to attract businesses and improve infrastructure, fostering a bright future for this dynamic neighborhood.



**Garfield Park Conservatory**  
2 minutes from 3333 W. Lake Street



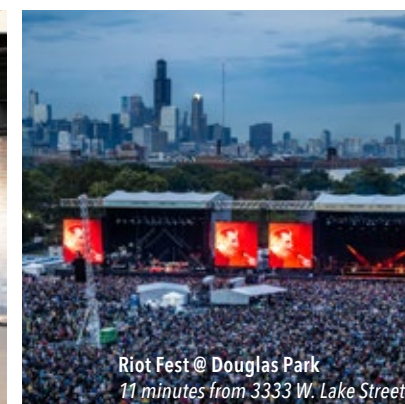
**Pitchfork Music Festival @ Union Park**  
9 minutes from 3333 W. Lake Street



**United Center (Bulls / Blackhawks)**  
8 minutes from 3333 W. Lake Street



**Goose Island Fulton Market Taproom**  
8 minutes from 3333 W. Lake Street



**Riot Fest @ Douglas Park**  
11 minutes from 3333 W. Lake Street

**ARI TOPPER, CFA**

312.275.3113

ari@baumrealty.com

**TYLER DECHTER**

312.275.3132

tyler@baumrealty.com

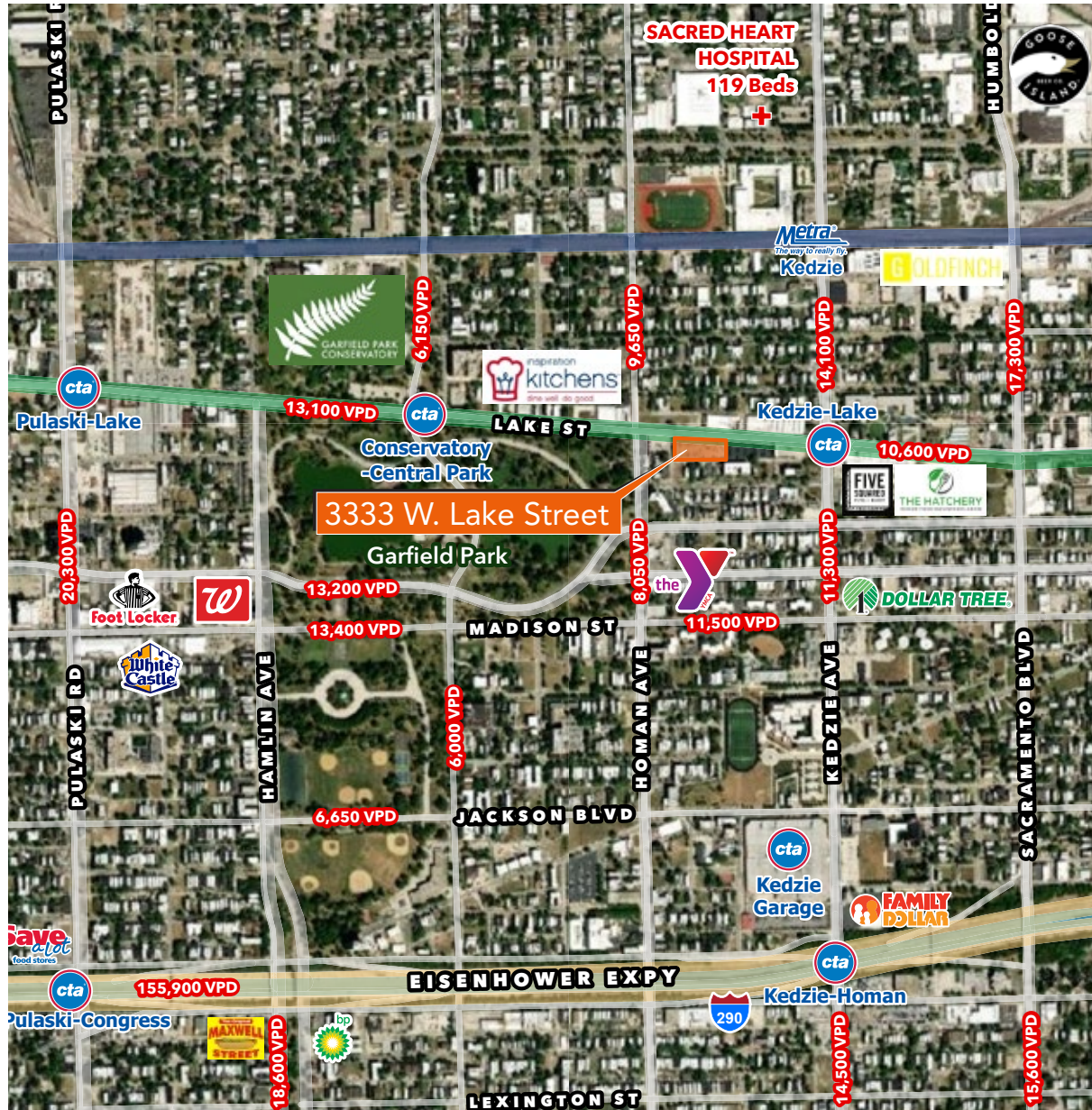
**OWEN WIESNER**

312.275.3119

owen@baumrealty.com







## Desirable location in rapidly growing East Garfield Park

Located just west of Chicago's booming Fulton Market neighborhood 3333 W. Lake Street boasts outstanding expressway and public transportation access.

### CTA GREEN LINE & METRA

Kedzie CTA 'L' Station - 4 min walk

Kedzie Metra UP-W Station - 10 min walk

### CTA BUS ROUTES

#82 (Homan & Lake) - 2 min walk

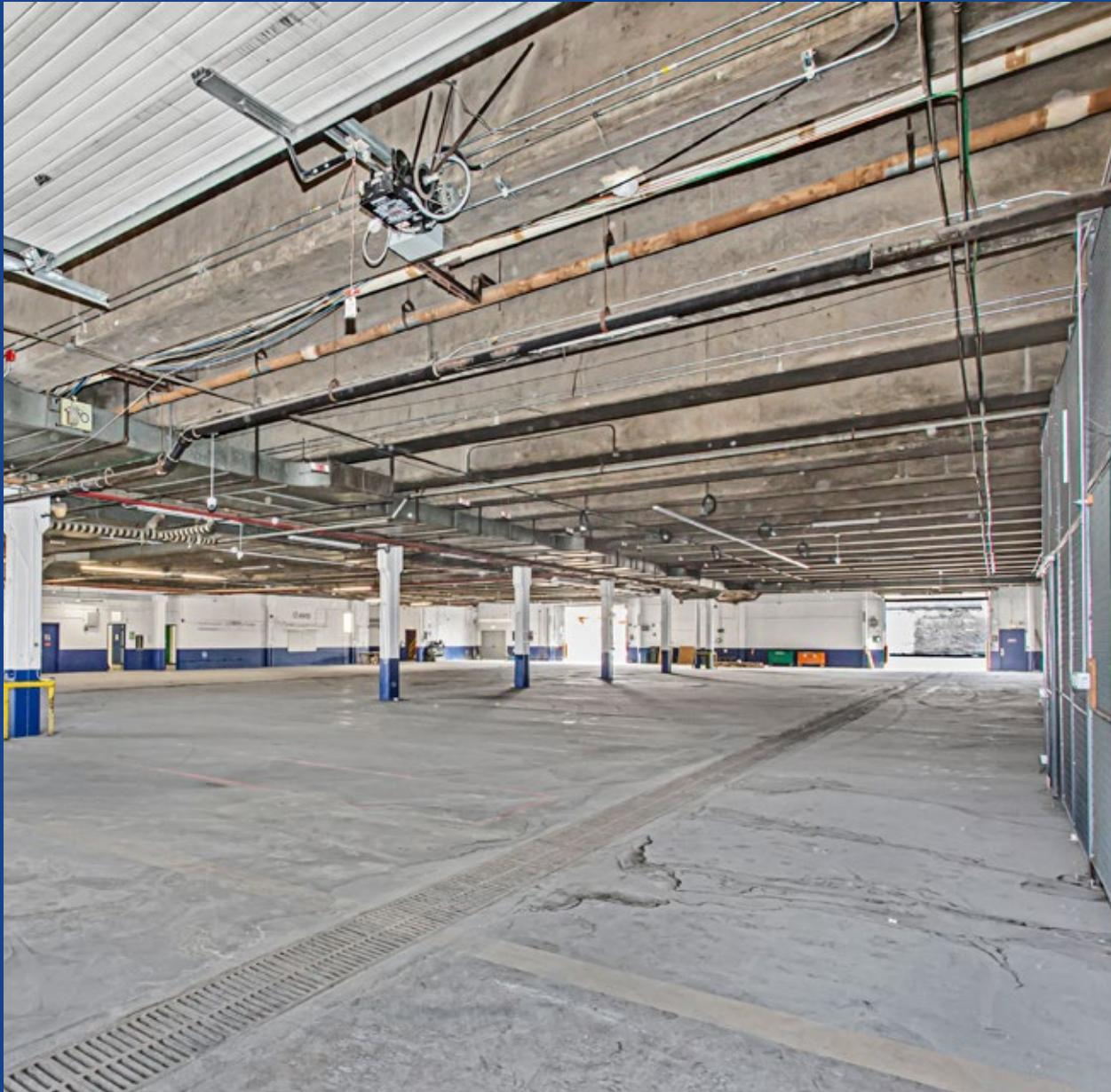
#52 (Kedzie & Lake) - 5 min walk

#94 (Fulton & Sacramento) - 12 min walk

### EXPRESSWAY

I-290 from Homan Avenue - <5 min drive





# 3333 W. Lake Street // Chicago, IL

EAST GARFIELD PARK WAREHOUSE /  
INDUSTRIAL / OFFICE SPACE FOR LEASE

For more information contact:

**ARI TOPPER, CFA**

312.275.3113

[ari@baumrealty.com](mailto:ari@baumrealty.com)

**TYLER DECHTER**

312.275.3132

[tyler@baumrealty.com](mailto:tyler@baumrealty.com)

**OWEN WIESNER**

312.275.3119

[owen@baumrealty.com](mailto:owen@baumrealty.com)



*Broker Owned Property*

© 2024 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. This information may include estimates and projections with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While we believe these assumptions are reasonable, there can be no assurance that any of these estimates and projections will prove to have been correct. Therefore, actual results may vary materially from these forward-thinking estimates and projections. Any square footage dimensions set forth are approximate.