

McKinley Park - Chicago

LONGSTANDING FOOD PRODUCTION SPACE FOR LEASE

3932 S. Leavitt St. Chicago, IL 60609



**OPERATING BUSINESS.
DO NOT DISTURB EMPLOYEES OR MANAGEMENT.**



McKinley Park

McKinley Park is one of the 77 designated community areas on the South West Side of Chicago, Illinois. McKinley Park has been a working-class area throughout its long history. Two stops on the Orange Line rapid transit have boosted property values and spurred development of a shopping mall on Archer & Ashland Ave.

3932 S. Leavitt St. Chicago, IL 60609

Size (Approx.)	8,200 SF
Rental Rate	\$9,500 per Month
Rental Type	Modified Gross
Lease Term	1-5 Years

For additional information or to schedule a showing contact:

Bob Borchardt

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Demographics

	McKinley Park
Population	
Total Population	136,814
Housing	
Total Households	45,385
Income	
2015 Median Household Income	\$34,328
2015 Average Household Income	\$45,311

Nearby Businesses

New Star Lighting
Paul D Metal Products
Iron Mountain
Good Earth Catering

Property Description

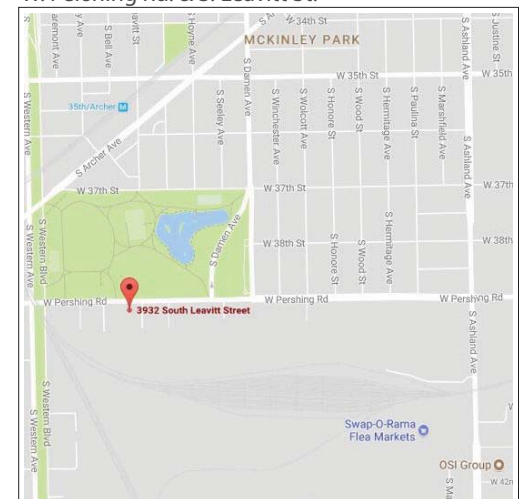
Longstanding food production space in McKinley Park neighborhood of Chicago. First floor is a private dedicated kitchen space (8,200 SF) including walk-in cooler and freezer, blast chiller, refrigerated loading dock space (with freight height doors and levelers), black iron/hood, and dishwashing room. Also available for purchase are other kitchen equipment, work tables and speed racks. Second floor office, use of conference room and storage.

Operating business. Do not disturb employees or management.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 652 04-21-14

Map

W. Pershing Rd. & S. Leavitt St.



LISTING INFO

Agent(s) Responsible	Bob Borchardt - Bob@kudangroup.com
Transaction Type	Lease Only
Type of Property	Industrial - Shared Commercial Kitchen
Property Data	
Business Name	Spark Shared Kitchen
Address	3932 S. Leavitt St.
City, Zip Code	Chicago, IL. 60609
Area	McKinley Park
County	Cook
Rental Rate	\$9,500 per Month
Lease Type	Modified Gross
Lease Term	1-5 years
Yearly Adjustment	3%
Security Deposit	2 months
Taxes	27% of tax increase
Stories	One
Size	8,200 SF
Parking	Secured and Street
Zoning	M2-3
Licenses	Shared Kitchen
A/C & Heat	No AC/Yes Heat Tenant pays share of utilities.
Ceiling Heights	13 ft
Ward & Alderman	12th Ward - George A. Cardenas
Nearby Businesses	New Star Lighting, Paul D Metal Products, Iron Mountain, Good Earth Catering, R&B Powder Coating, Horizon Science Academy
Property Description	Longstanding food production space in McKinkley Park neighborhood. First floor is a private dedicated kitchen space (8,200 SF) including walk-in cooler and freezer, blast chiller, refrigerated loading dock space (with freight height doors and levelers), black iron/hood, and dish washing room. Also available for purchase are other kitchen equipment, work tables, and speed racks. Second floor office, use of conference room and storage.
Cross Streets	W. Pershing Rd. & S. Leavitt St.
Business Data	
Is the business currently operating?	Yes. Operating business. Do not disturb management or employees.
Business Name	Spark Shared Kitchen
Year Established	2010 - 7 Years of Operation
Hours of Operation	24 hours
FF&E included in price? Value?	Coolers and freezers included/other equipment for sale.

ADDITIONAL PHOTOS

