

1924 W. 46th St.

Chicago, IL 60609

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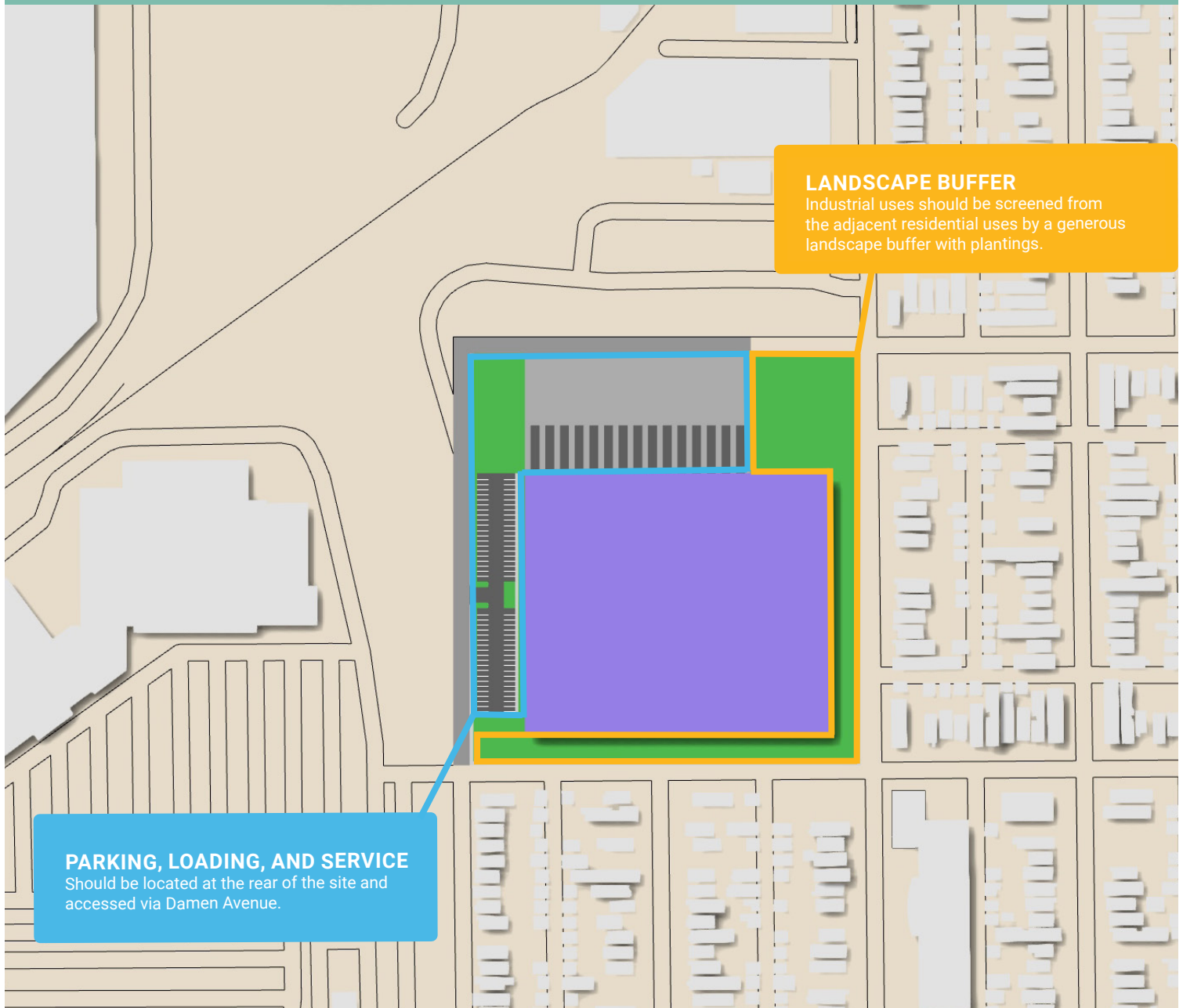
Property Information

- + 360,525 SF, / +/- 8.2 Acres
- + Zoning: C3-2
- + Neighborhood: New City
- + Property Index Numbers (PINs): + 20-06-400-008
- + Ward 12 / Alderman J. Ramirez
- + Price: \$4,032,748

The City's environmental review of this property has not yet been completed. The City will undertake further review to determine whether the property can be sold without restrictions, or whether use restrictions or additional environmental work, such as an environmental study of the property or enrollment of the property in the State of Illinois' environmental clean-up program, must be undertaken by the buyer. Among other factors, the buyer's proposed use for the property can impact the environmental review and requirements. Please contact CBRE at info@chiblockbuilder.com to provide the City with further information about your proposed use, to assist the City's further review.



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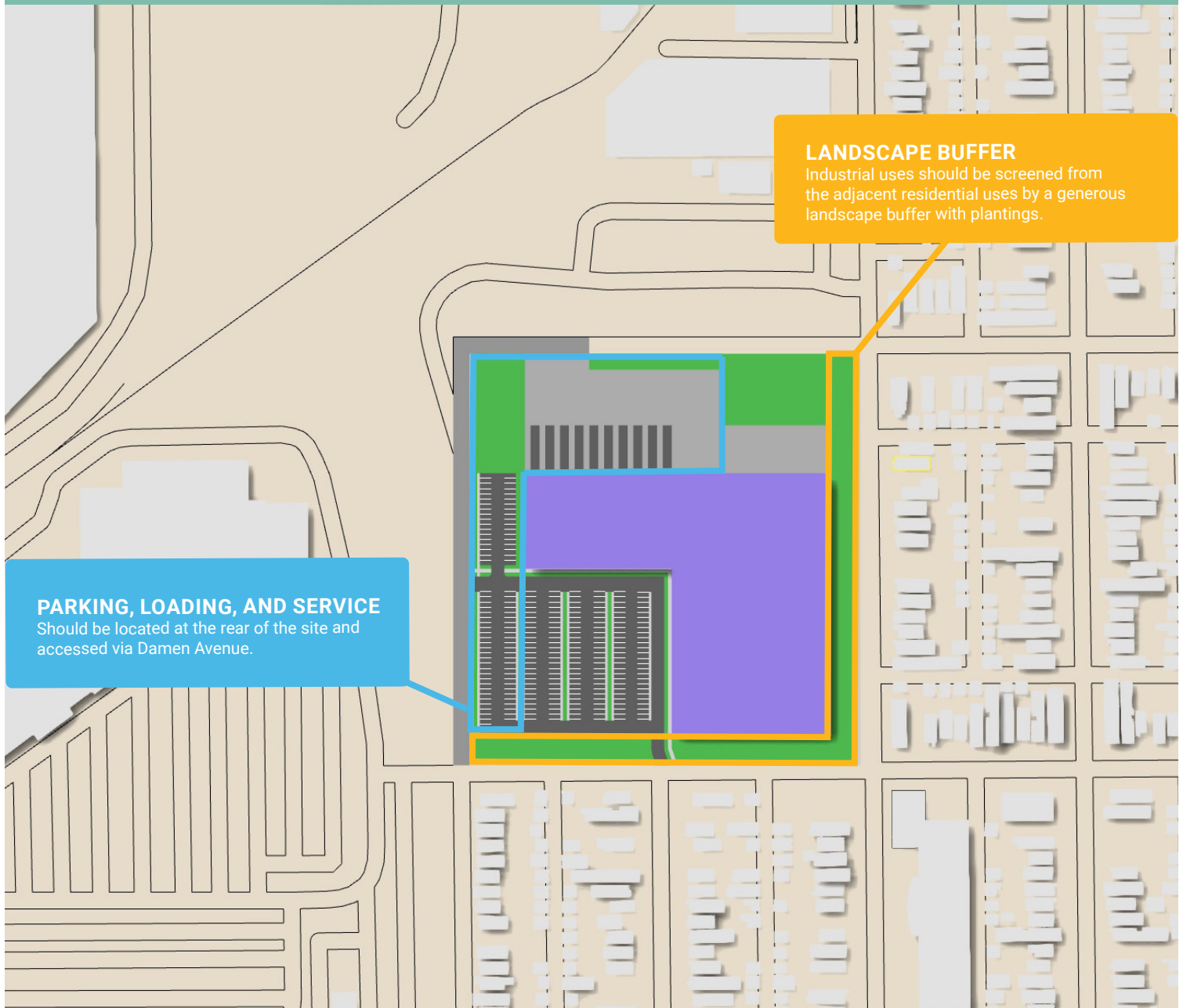
The above diagram is intended to demonstrate basic siting and massing principles that should be expressed in the development of this site based on the site's zoning and context. Proposals that do not follow these guidelines may be negatively impacted during the City's proposal evaluation process.

This first site design scheme depicts a light manufacturing facility or warehouse.

Proposals that include community or environmental benefits, may be scored more favorably during the City's proposal evaluation process.



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LANDSCAPE BUFFER

Industrial uses should be screened from the adjacent residential uses by a generous landscape buffer with plantings.

PARKING, LOADING, AND SERVICE

Should be located at the rear of the site and accessed via Damen Avenue.

This second site design scheme depicts a retail center.

The Chicago Department of Transportation is currently reconstructing Damen Avenue; the new design will allow for freight truck access to this site. All proposals should plan for site access to come via Damen Avenue to avoid increasing through-traffic on the adjacent residential streets.

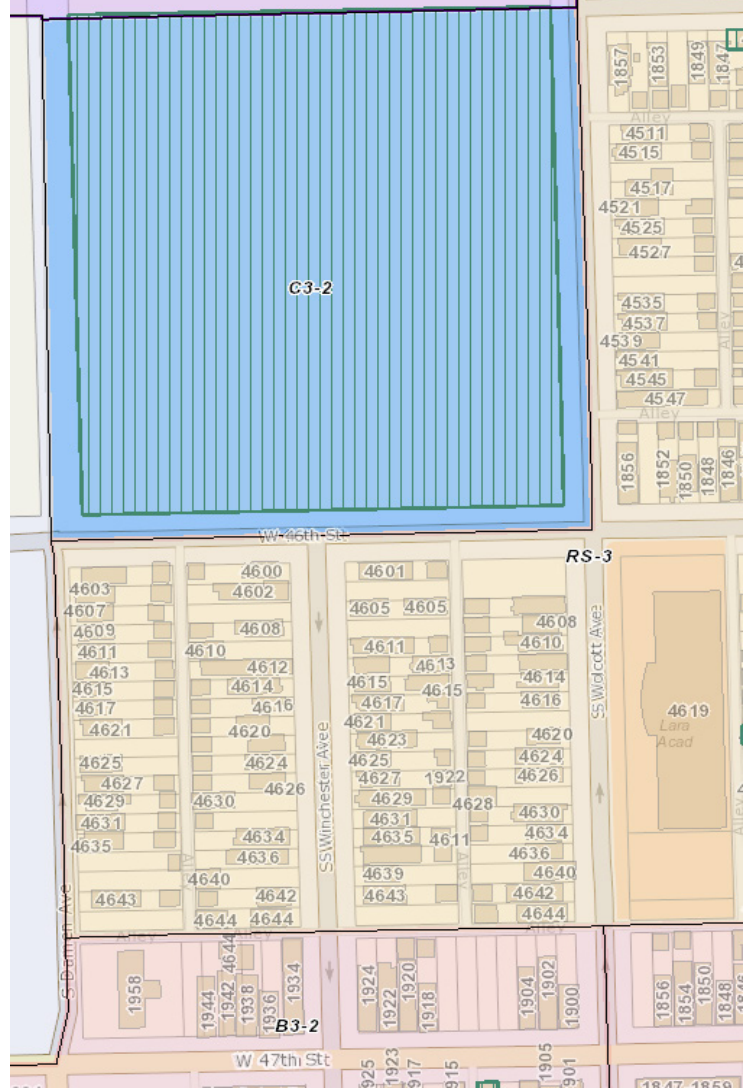


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Property Index Numbers (PINs)



Zoning



Contact:

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