




K-Town Phase I
4653 W. Polk Street
Chicago

K-Town Phase II
4646 W. 5th Avenue
Chicago

 **JLL** SEE A BRIGHTER WAY

For lease

K-Town Business Center
4646 W. 5th Avenue & 4653 W. Polk Street
Chicago, Illinois 60644

**4646 W. 5th Avenue and 4653 W. Polk Street
Chicago, IL 60644**

- 2 sites available for lease
- Located on Chicago's West Side
- North Lawndale neighborhood, 24th Ward
- Zoned M1-2
- Asking Lease Rates: Subject to Offer



4653 W. Polk Street (Phase I)

- Building: 58,958 SF
- Acres: 7.5
- Year built: 2020
- Clear height: 32'
- Power: 1200a
- Loading: 4 docks | 4 drive-ins
- Car parking: 68 spaces



4646 W. 5th Avenue (Phase II)

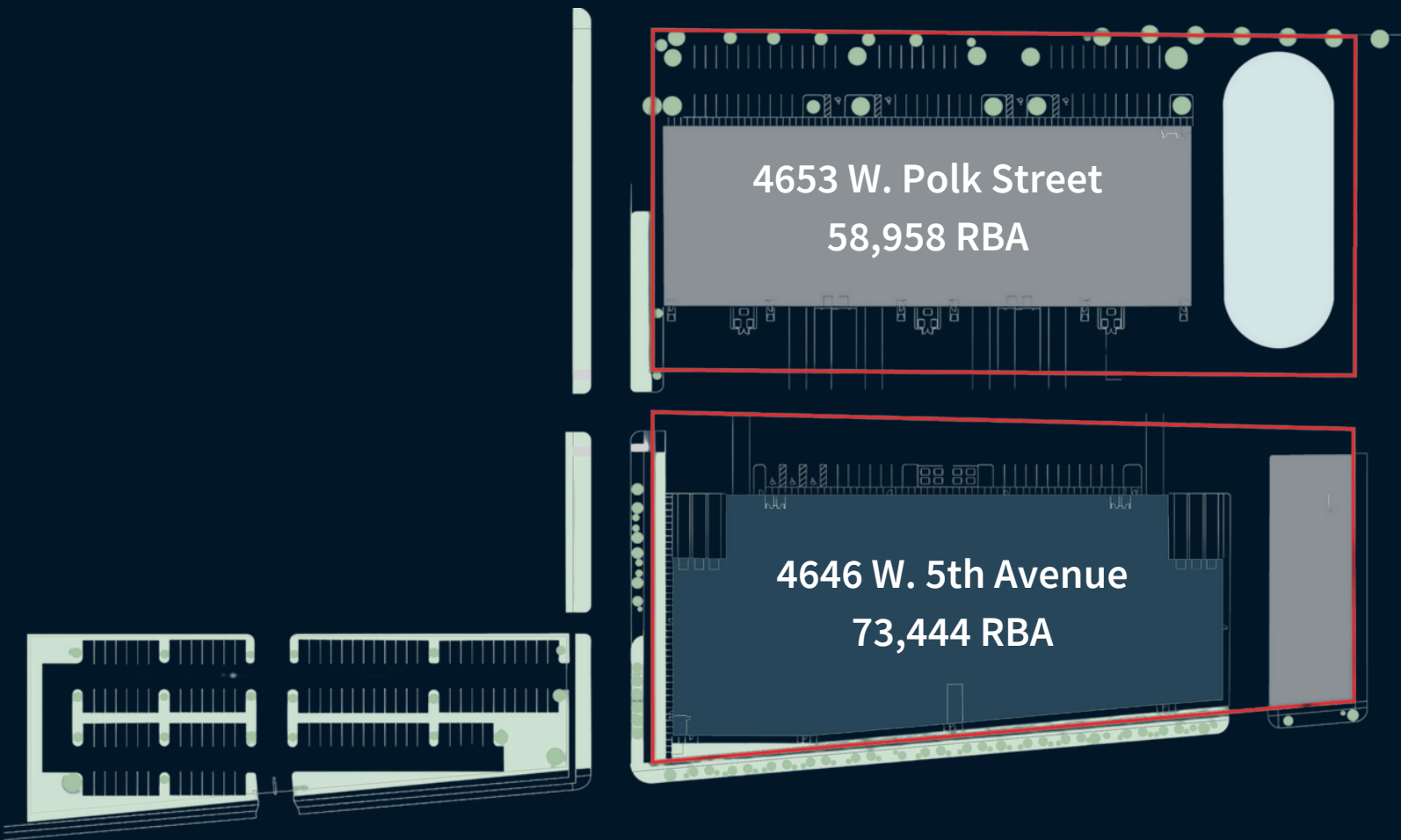
- Building: 73,444 SF | Divisible by 1/2
- Acres: 4.04
- Year built: 2024
- Clear height: 33'
- Power: 3,000a, 480v
- Loading: 6 docks | 2 drive-ins
- Car parking: 130 spaces
- Trailer Parking: 6+ stalls

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**4646 W. 5th Avenue and 4653 W. Polk Street
Chicago, Illinois 60644**

- **Prime location and conveniently located in the heart of the North Lawndale neighborhood.**
- **Easy Access to expressway and transportation options.**

2 MIN.
to I-290

10 min.
CBD

20 MIN.
to Midway



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