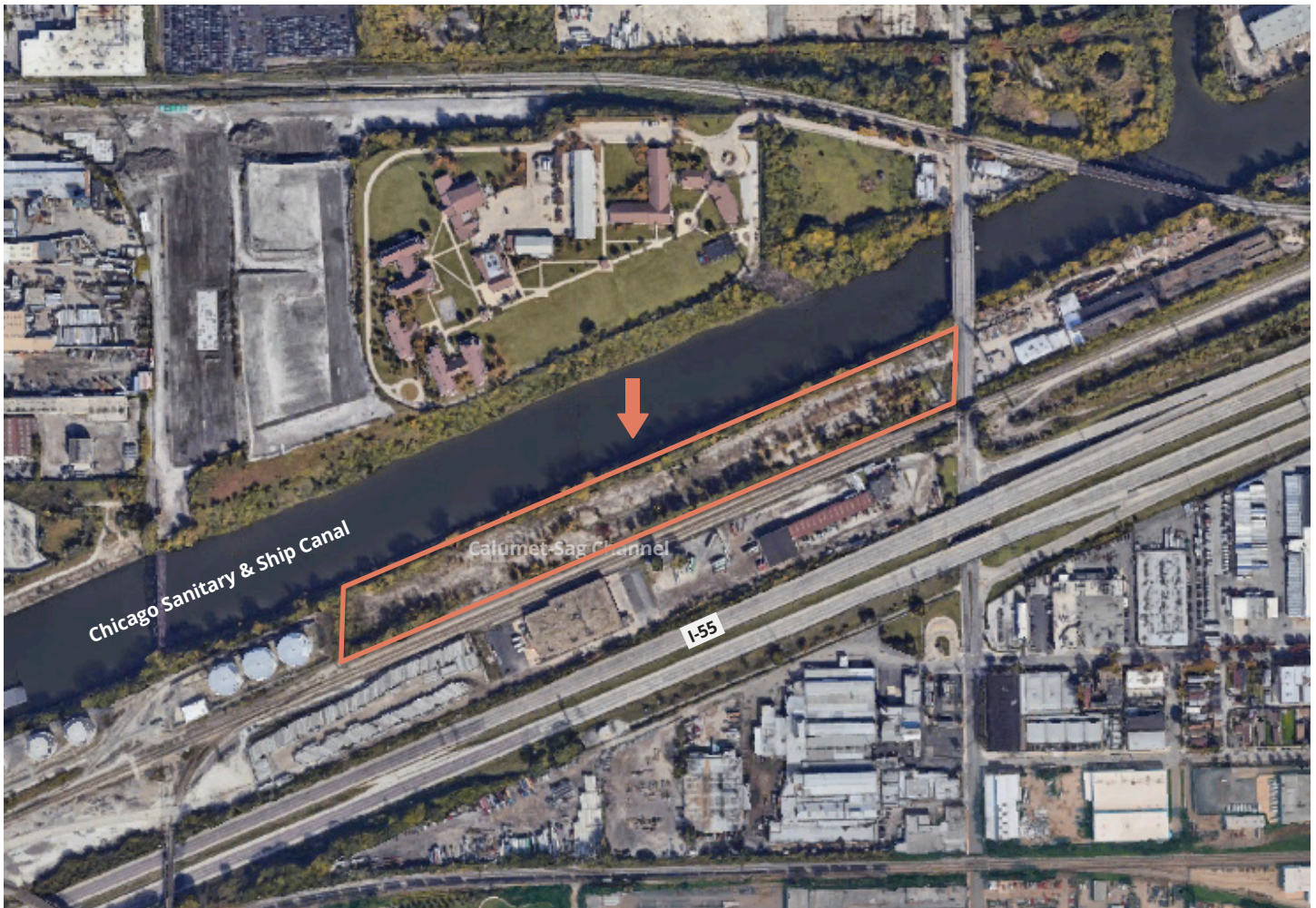


# Main Channel Parcel 41.07

14.49± acres of industrial-zoned waterfront property available for long-term lease.



## Location

3426 South Kedzie Avenue, south of the Chicago Sanitary & Ship Canal and west of Kedzie Avenue in Chicago, Illinois.

## Site Description

- 14.49± acres (approximately 65% usable/developable)
- 305 feet of Kedzie Avenue frontage and quick access to I-55
- Well suited for industrial use

## Zoning

Heavy Industrial District (M3-3)

## Estimated Annual Rent: \$124,000.00

The estimated annual rent is based on a 2025 appraisal of the fair market value of the land. New appraisals will be needed before a lease is advertised for competitive bidding. The tenant will be responsible for property taxes on the leasehold interest.

**For more information, contact Senior Attorney Kevin Yim at the Metropolitan Water Reclamation District of Greater Chicago at [YimK@mwr.org](mailto:YimK@mwr.org) or at 312-751-6593.**



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