



WAREHOUSES FOR LEASE IN KINZIE CORRIDOR

±4,000 SF AND UP

SUMMARY:

- ±38,268 SF TWO-STORY WAREHOUSE BUILDING IN KINZIE CORRIDOR

LEASE RATE: \$13.00 PSF

- KINZIE CORRIDOR LOCATION! LOWER RENTS COMPARED TO NEARBY FULTON MARKET!
- INCLUDES DRAINS
- 1 FREIGHT ELEVATOR, 2,000 LBS FOR PALLET
- 1 INTERIOR RECESSED DOCK AND 1 DRIVE IN DOOR
- FULLY SPRINKLERED
- 14' CEILING HEIGHT
- 11 PARKING SPACES
- HEAT: GAS FORCED AIR
- FLOOR LOAD: CONCRETE ON FIRST, MILL ON SECOND
- ZONING: PMD4
- SEPARATELY METERED UTILITIES, TENANTS PAY OWN GAS & ELECTRIC

CURRENT WAREHOUSE AVAILABILITIES:

2nd Floor	1622 Back	±4,000 SF at \$13.00 PSF
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LOCATION HIGHLIGHTS:

- WALK TO CTA TRAINS—JUST TWO BLOCKS FROM THE ASHLAND “EL” GREEN AND PINK LINES!
- EASY ACCESS TO I-90/94, I-290, METRA TRAINS, MINUTES FROM DOWNTOWN CHICAGO
- COUPLE BLOCKS TO HOT FULTON MARKET CORRIDOR



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PHONE: 773-736-3600

2ND FLOOR (BACK)
±4,000 SF (\$13.00 PSF)



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LOCATION



- Great location in Kinzie Corridor, just west of hot Fulton Market corridor.
- Ashland “El” Green and Pink Line station is just two blocks away (0.2 miles away).
- Easy access to I-90/94.
- Easy access to I-290 and suburbs of Chicago.
- Walker’s Paradise according to Walk Score.com.
- Frontage along Carroll Avenue.



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