

2100

W. FULTON STREET • KINZIE CORRIDOR



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As exclusive listing broker, Cawley Chicago is pleased to offer 2100 W Fulton St in the Kinzie Industrial Corridor for Sale. This approximately 17,121 square feet, two story building, was recently renovated in 2012-2013 and offers any user the ability to operate on Day 1. Capital improvements include new offices, restrooms, windows, electrical, plumbing, mechanicals, and roof. The building is a mixture of masonry and timber on the ground floor with noncombustible construction on the second floor. Ground floor flex space with 3 loading options combined with upstairs office and storage.

Located at the northwest corner of N Hoyne St and W Fulton St, 2100 W Fulton St is positioned in the heart of the Kinzie Corridor, Chicago's most highly sought-after business protected neighborhood. Historically a neighborhood with lower taxes, no new residential development and access to state & federal incentives include Enterprise Zone, HubZone, and SBIF.

The building is three blocks away from the upcoming CTA Damen Green Line train station and offers easy access to major interstate, truck routes and Downtown Chicago. Located next door to one of Chicago's largest incubators, ICNC, and in the heart of core neighborhoods, this building is an unbeatable location for the next owner.

Asking Price: Subject to Offer

PROPERTY OVERVIEW

Address:	2100 W Fulton St, Chicago IL 60612
PIN:	17-07-306-020-0000
Property Type:	Flex
Year Built:	1934
Renovations:	2012-2013
Structural Frame:	1st Floor: Masonry and Timber 2nd Floor: Masonry and Steel
Exterior Walls:	Masonry with face brick veneer and limestone (S, E, N) & terra cotta (W) coping
Total Land Area:	8,688 sq. ft.
Total Building Area:	17,121 sq. ft.
Total Number of Floors:	2
Basement:	Yes, Unfinished (16' x 31')
Elevator:	No (Cored)
Stairwells:	Two (2) Interior
Building Height:	28'0" to top of parapet
Property Dimensions:	120.70' (E) 72.00' (S) 120.59' (W) 72.00' (N)
Frontage:	72.00' W. Fulton St 120.70' N. Hoyne Ave
Loading:	1 exterior truck level dock 1 drive-in-door 1 roll-up door
Sprinklered:	Yes, Fully
Power:	800 Amps; 240 Volts, 3 phase, 4 wire
Roof:	Modified Bitumen (2013) with Metal Deck
2020 Taxes:	\$24,183.85
Property Tax Classification:	5-93: Industrial Building
2020 Property Tax Code Tax Code Rate:	77106 6.934
Community Area:	Near West Side
Ward Alderman:	27 Ald. Walter Burnett Jr.
Zoning FAR:	PMD 4A 3.0
Planning Region:	WEST
Qualified Opportunity Zone:	No
Qualified Hub Zone:	Yes
Enterprise Zone:	EZ 4
TIF:	Kinzie Industrial Conservation Area
Small Business Improvement Fund:	Yes
Transit Oriented Development:	< 1000' to Damen/Lake CTA Station



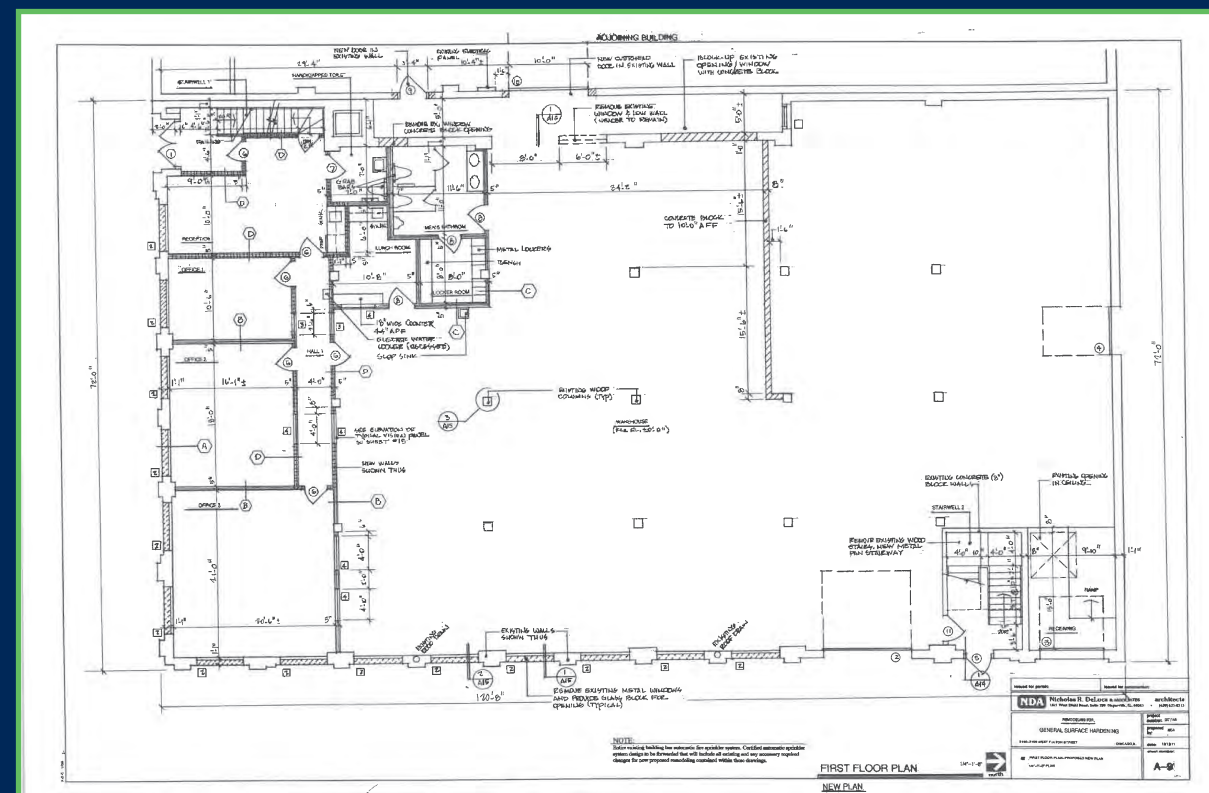
CAPITAL IMPROVEMENTS

- 2012 -2013 Building Renovation
- Renovation of Upstairs Office
- Buildout of downstairs office
- New Mechanicals
- New Roof
- New Windows
- Tuckpointing
- New Sprinkler System
- New Electric
- New Plumbing



1ST FLOOR

1st Floor Building Area:	8,688 sq ft
1st Floor Breakdown:	Office: 1,680 sq ft Reception Area 3 Private Offices (10'6" x 16'1"; 18'0" x 16'1"; 22'1" x 16'1") Lunch Room Locker Room Restrooms
Warehouse:	7,008 sq. ft
Mechanicals:	1 RTU serving Office Area Electric Heaters for Warehouse
Clear Height:	10' to underside of support beam
Ceiling Heights:	11'5" to ceiling supports 12'6" floor to ceiling
Column Spacing:	15' (E to W) 18' (N to S)
Floor Drains:	Yes
Loading:	1 exterior truck level dock 1 drive-in-door (10'7" (W) x 10'5" (H)) 1 roll-up door
Basement Access:	Yes, Unfinished (16' x 31')
Windows:	Glass Block





2ND FLOOR

2nd Floor Building Area: 8,433 sq. ft

2nd Floor Breakdown:

- Office: Approx 3,200 sq ft
- Reception: 20'4" x 16'11"
- Office: 18'0" x 16'11"
- Office: 22'9" x 21'4"
- Office: 10'0" x 15'6"
- Conference Room: 27'0" x 15'6"
- Wet Lab: 28'11" x 15'6"
- Three (3) Restrooms
- Lunchroom/Kitchenette

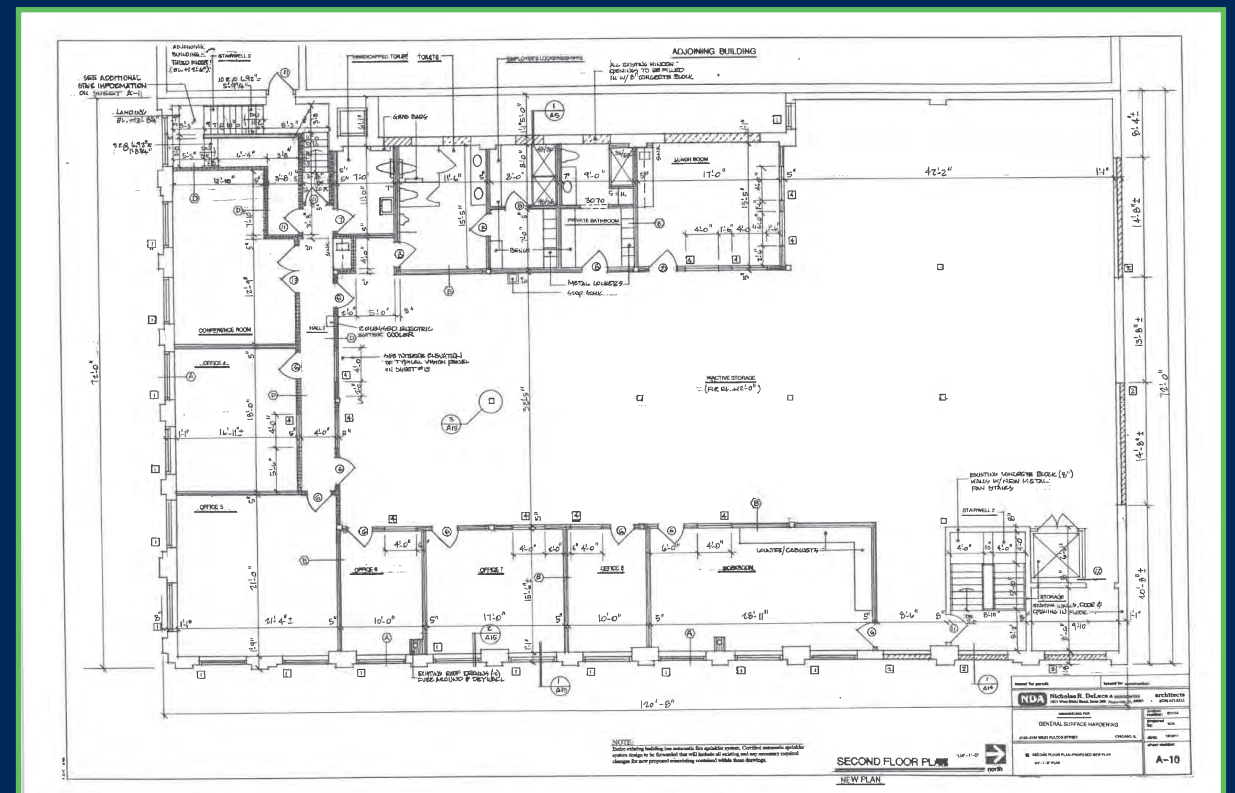
Storage Area: 5,233 sq. ft

Mechanicals: 2 RTUs

Clear Height: 10'6" underside of beam

Ceiling Heights: 12'0" floor to ceiling

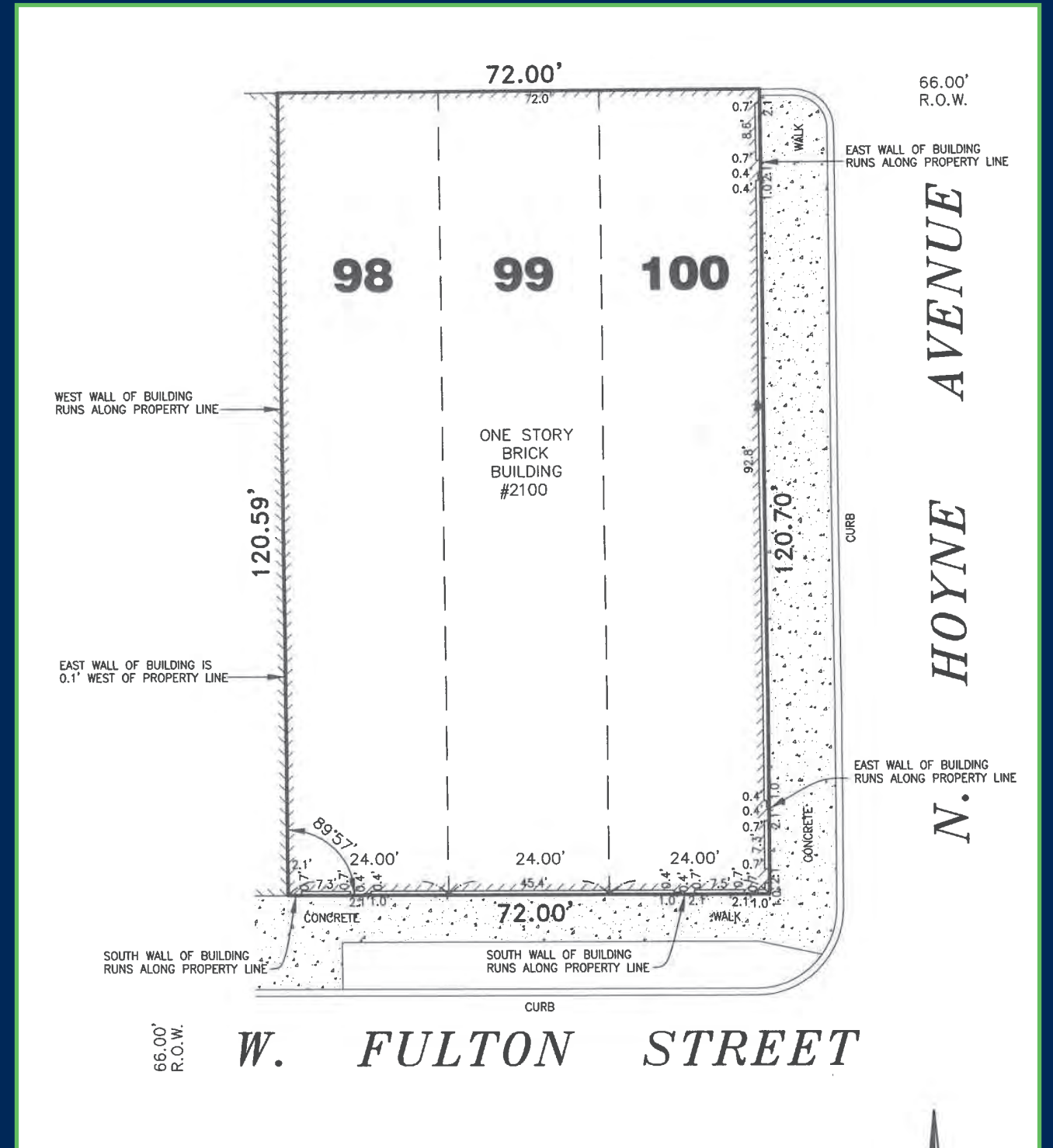
Column Spacing: 18'9" (N to S)
15'8" (E to West)





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BUSINESS INCUBATION STATION

Notable Companies Include:

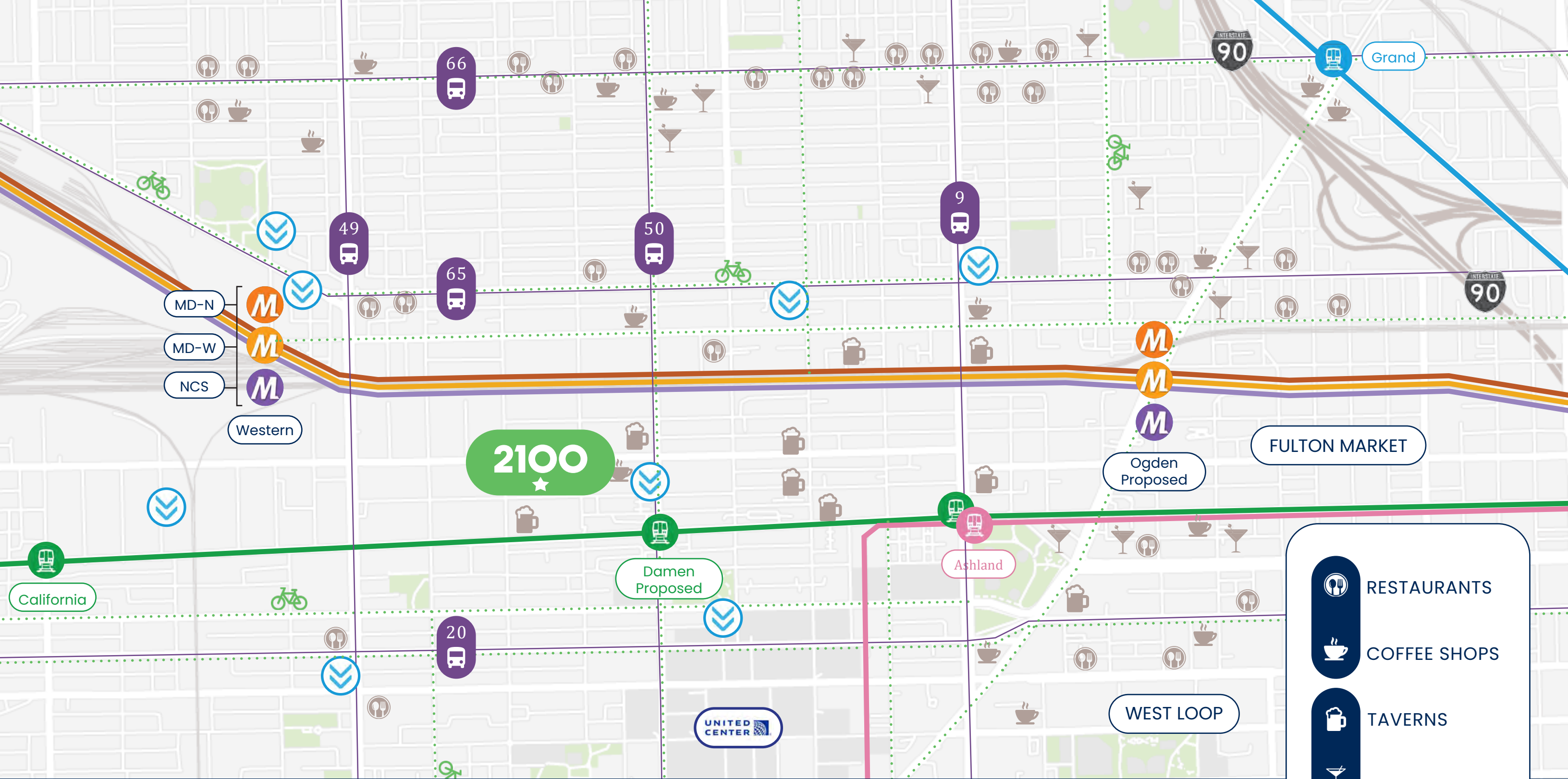
PMD-4 Pro Business Corridor
No New Residential Construction Allowed
Historically Lower Taxes Per Square Foot
Enterprise Zone/TIF Zone/SPIF Zone
Hub Zone



- Kinzie Corridor is home to over 16,000 workers
- Largest Corridor business use has shifted to B2B
- Regional proximity via expressways is universally appealing
- Surrounded by core neighborhoods, including Fulton Market, West Town, & Ukrainian Village
- Central location attracts diverse labor/talent pool

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**STAY
CONNECTED**

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W. FULTON STREET • KINZIE CORRIDOR

-  RESTAURANTS
-  COFFEE SHOPS
-  TAVERNS
-  BARS
-  BIKE PATHS
-  BUS ROUTES

2100

YOUR 15-MINUTE COMMUTE

W. FULTON STREET • KINZIE CORRIDOR



WICKER PARK

OLD TOWN

GOOSE ISLAND

GOLD COAST

49

50

9

90

66

RIVER NORTH

M

MD-N

WEST TOWN

65

RIVER WEST

STREETERVILLE

M

MD-N

M

MD-N

Western

HUMBOLDT PARK

2100

Ogden
Proposed

FULTON RIVER
DISTRICT

CHICAGO CENTRAL
BUSINESS DISTRICT

California

20

Damen
Proposed

Ashland

Clinton

OGILVIE
TRANSPORTATION
CENTER

GARFIELD PARK

UNITED
CENTER

WEST LOOP

CHICAGO
UNION STATION

290

HOMAN SQUARE

IL MEDICAL DISTRICT/TRI-TAYLOR

UIC UNIVERSITY OF
ILLINOIS CHICAGO

SOUTH LOOP



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