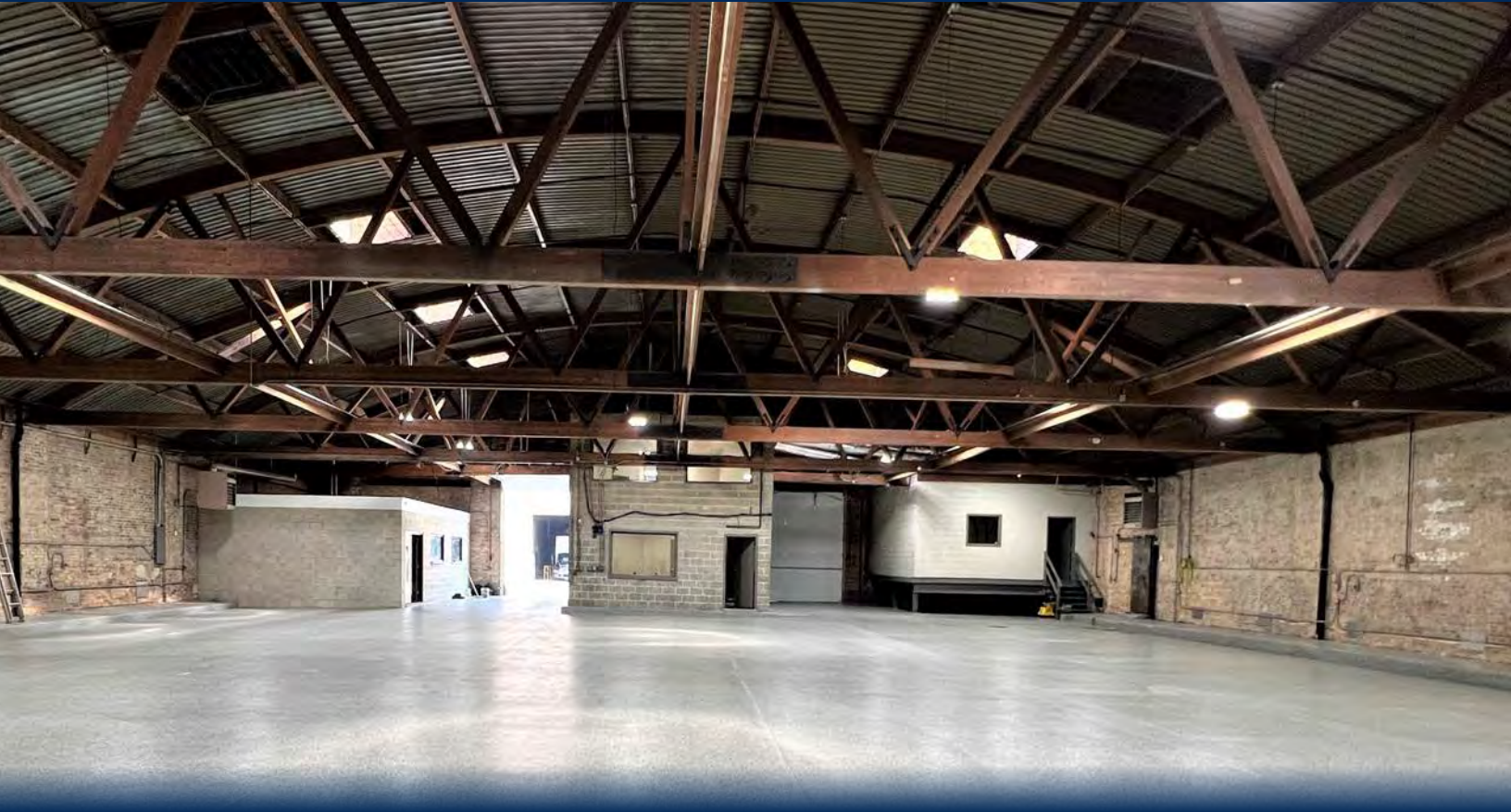


For Lease

2107 W. FULTON ST. KINZIE CORRIDOR



ZACH PRUITT

Principal, Designated Mg. Broker
(312) 766-4289
zpruitt@cawleychicago.com

NICHOLAS SCHAEFER

Vice President
(312) 766-4285
nschaefer@cawleychicago.com

BRAYDEN SCHIFF

Associate
(630) 869-0919
bschiff@cawleychicago.com

ROBYN LYNN

Licensed Business Manager
(630) 810-1768
rlynn@cawleychicago.com

2107 W. FULTON ST. KINZIE CORRIDOR

Cawley Chicago is pleased to present **2107 West Fulton Street For Lease**. This 12,500 Square Foot Brick & Heavy Timber, recently renovated with significant Capital Improvements. The reinforced Barrel Truss Building offers a sweeping column-free span 13.'6" clear and 27' Floor to Ceiling.

HIGHLIGHTS:

- Triple Catch Basins
- New Epoxy Flooring
- Two (2) Street Facing Drive-In-Doors Capable of Handling 53' Trailers
- One Rear Drive in Door with Private Access
- Renovated Office
- Only a few blocks from the new Damen CTA Station set to open in 2024.

SPACE AVAILABLE:

- 12,500 RSF

ASKING LEASE RATE:

- \$16/SF MODIFIED GROSS

DIVISIBLE:

- NO

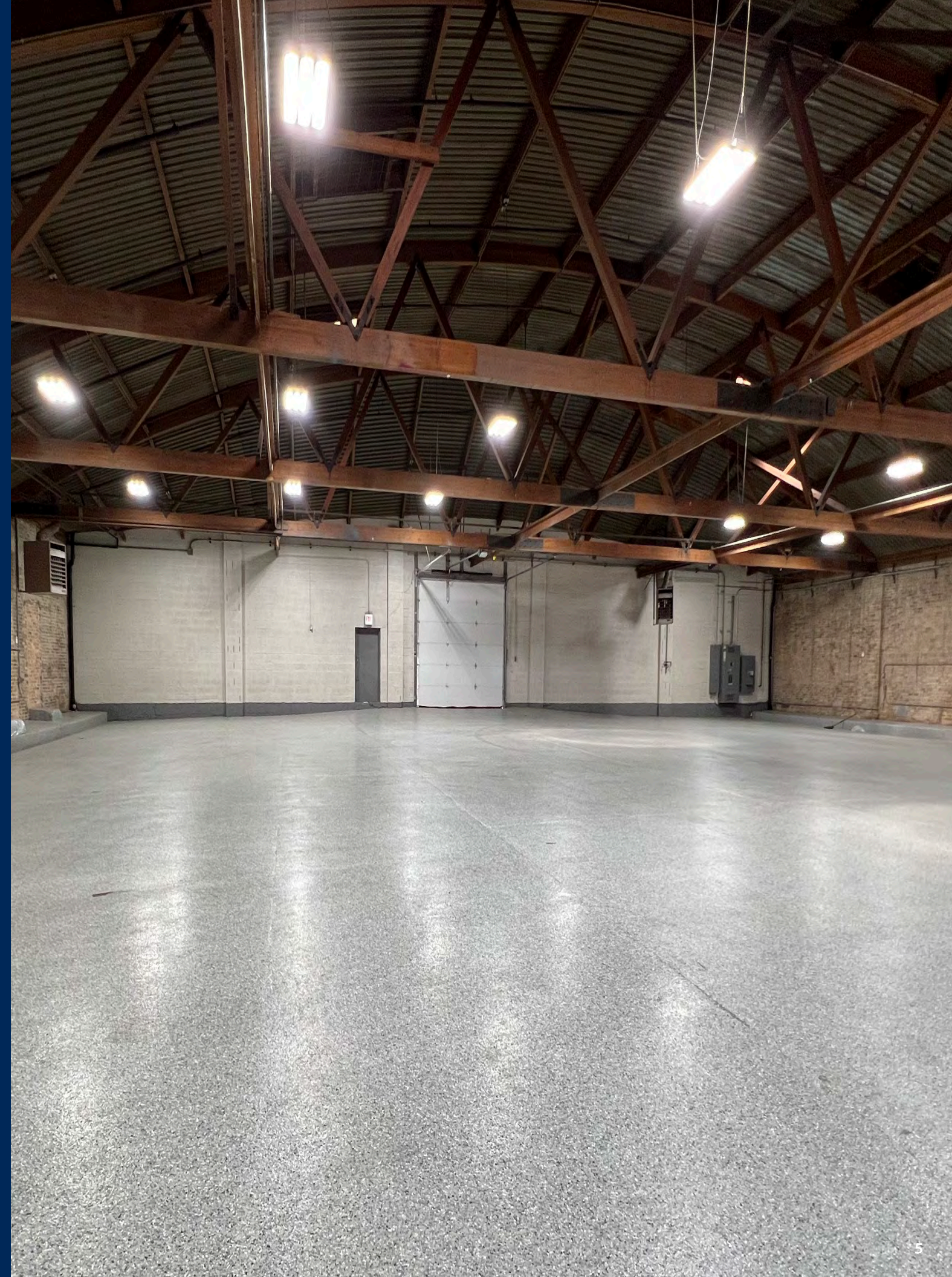
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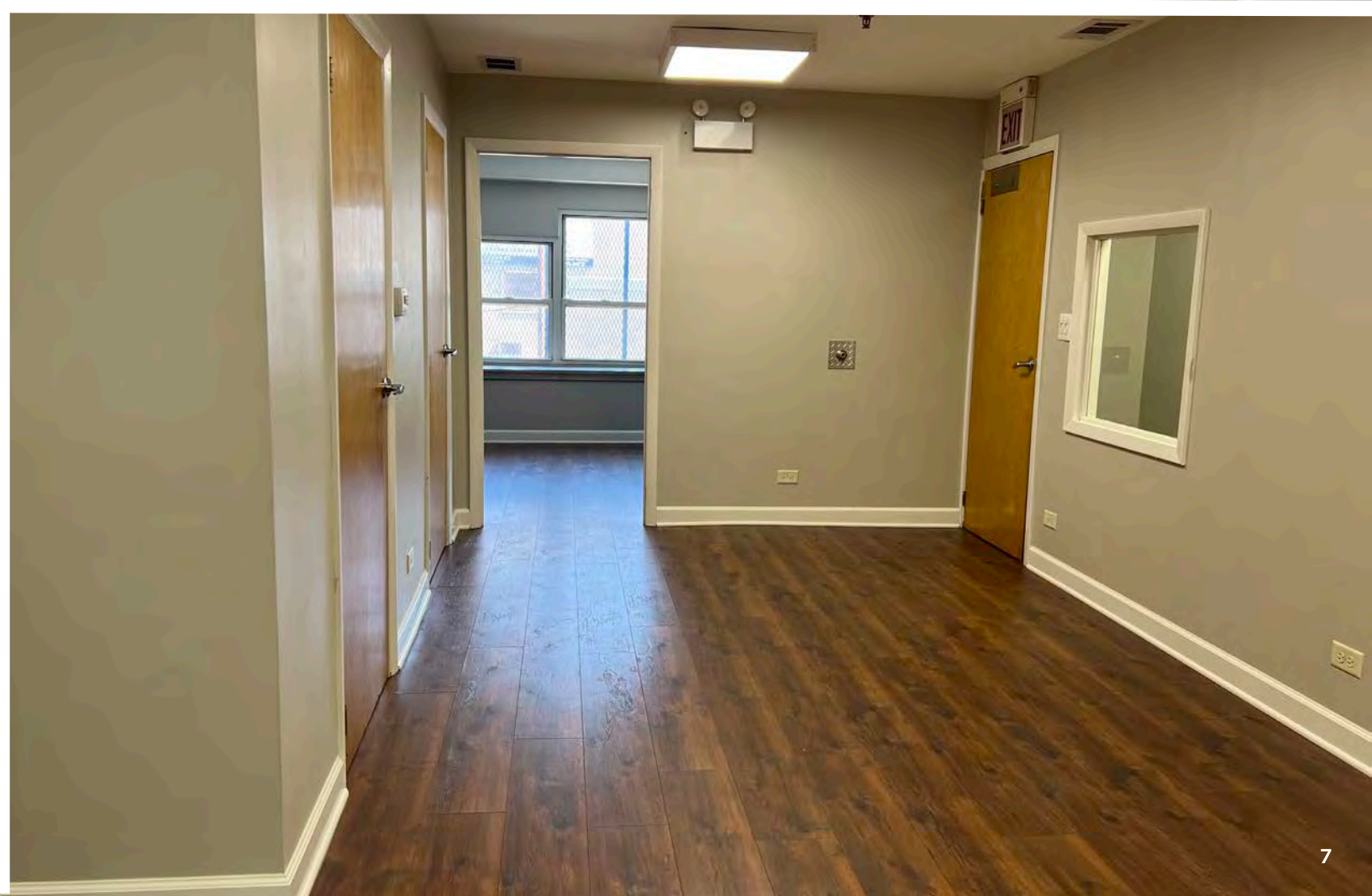
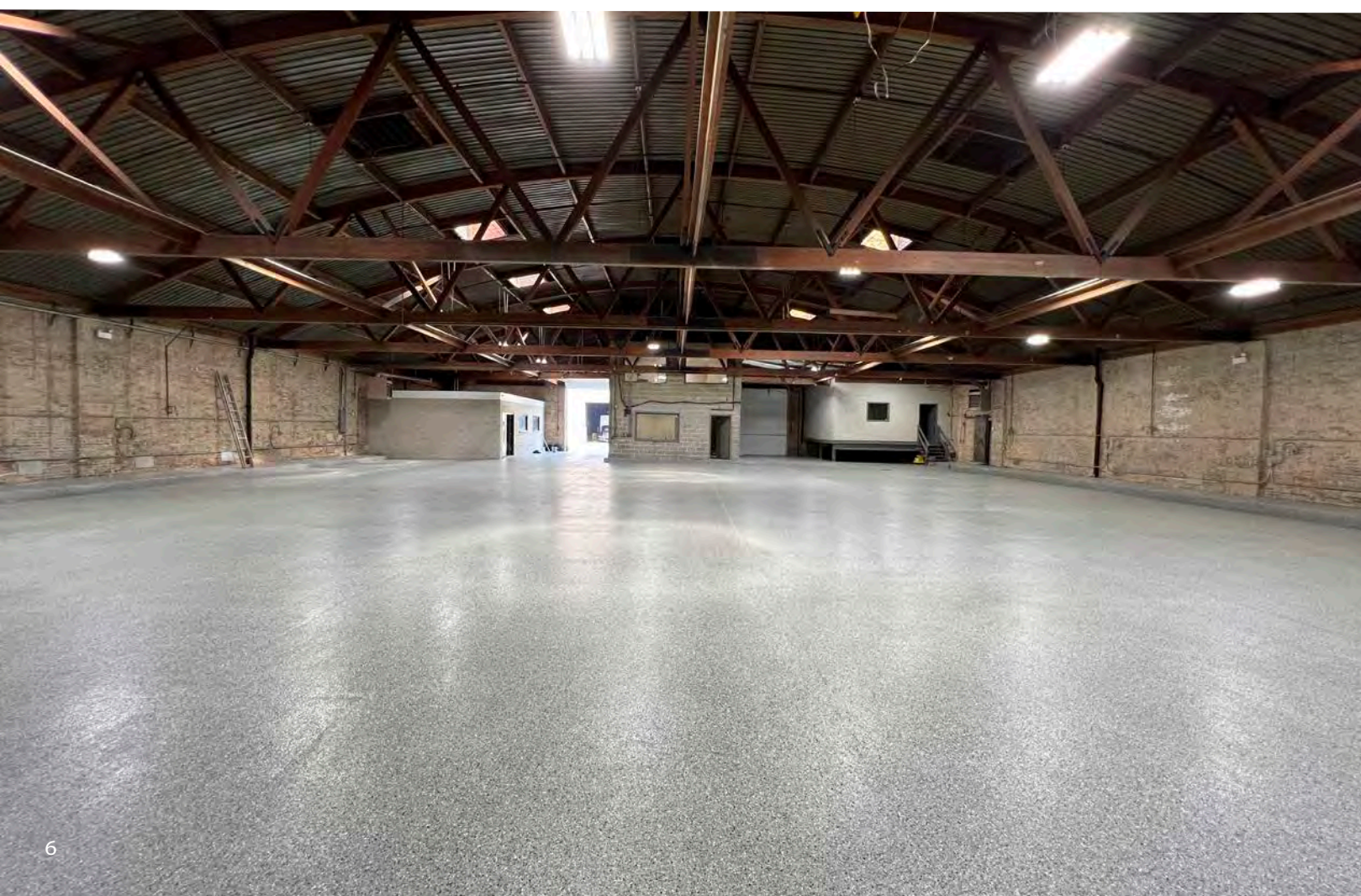
- FULTON ST: TWO (2) DRIVE-IN-DOORS 13'6" H X 12' W SMART PHONE CAPABILITIES
- ALLEY: ONE (1) DRIVE-IN-DOOR 12' H X 12'6" W



SPACE OVERVIEW

Address:	2107 W. Fulton St Chicago, IL 60612
Type:	Flex, Light Industrial, Showroom
Premises:	12,500 Sq. Ft.
Office Space:	West Office: 557 Sq. Ft. Middle Office: 1,214 Sq. Ft. (Includes Mezzanine) East Office: 381 Sq. Ft.
Renovated:	2019 2023
Clear Height:	13'6" Underside of Beam
Height:	27'3" Floor To Ceiling Barrel Russ
Loading Rear:	Fulton St: Two (2) Drive-In-Doors 13'6" H x 12' W – Smart Phone Capabilities Alley: One (1) Drive-In-Door 12' H x 12'6" W
Power:	800 Amps 220 V Plugs Distributed
Mechanicals:	Main: Four (4) Gas Powered Steel Heat Exchangers Offices: HVAC Climate Controlled
Drains:	Triple Catch Basins Along Exterior Walls
Sprinklered:	100% – Wet System
Parking:	Parking Options Available
Features:	New Epoxy Floors Eight (8) Skylights for Natural Light 115' Clear Span Across x 165' N/S Fulton St. Loading Can Accommodate 53' Trailers Compressed Air Lines Available LED Lighting Throughout





2107 W. FULTON ST. KINZIE CORRIDOR



.9 MILES TO NEW CTA GREEN LINE STATION

.9 MILES TO INTERSTATE 290

1 MILE TO FULTON MARKET

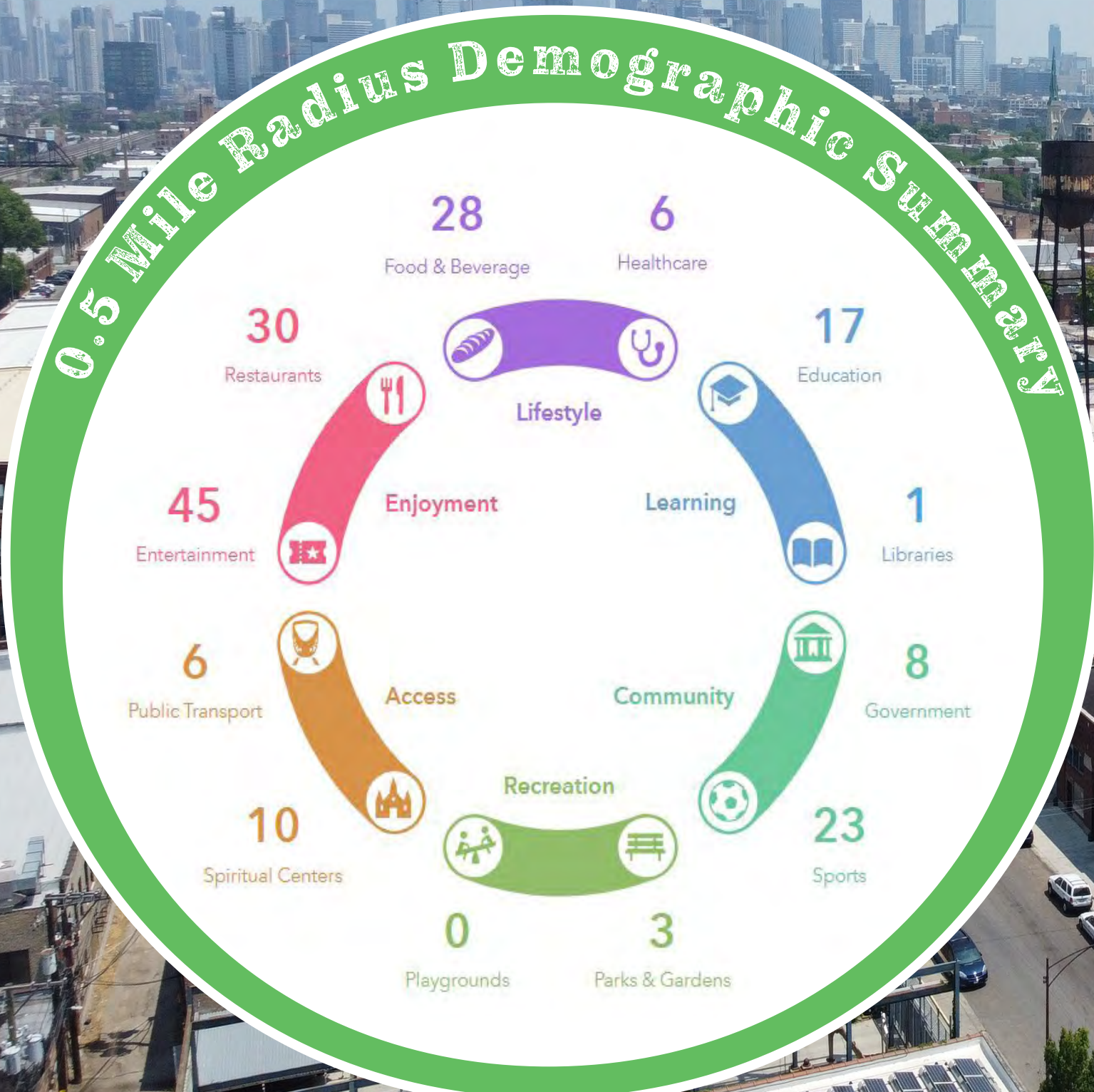
.6 MILES TO WESTERN METRA

N. HOYNE AVE

FULTON AVE.

- MD-N
- MD-W
- NCS

2107 WHAT'S IN MY COMMUNITY?





cawley
CHICAGO

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CHICAGO | 770 N. Halsted Street, Suite 206, Chicago, IL

HEADQUARTERS | 11 Lincoln Centre, Suite 120, Oakbrook Terrace, IL
