

INDUSTRIAL/SHOWROOM FOR SALE OR LEASE

20,730 SF IN THE KINZIE CORRIDOR

2101 - 2107 W. Fulton Street and 234-244 Walnut Street, Chicago, IL 60612



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HIGHLIGHTS

- Two contiguous units totaling 21,730 SF
- Barrel truss roof
- Brick and heavy timber construction
- 100% sprinklered
- Triple catch basin
- Skylights for natural light
- Recently sand blasted interior
- Recently renovated offices and interior
- 1 mile to Fulton Market
- Less than 1 mile to new CTA Green Line Station and I-290

UNIT A AVAILABLE

Size: 12,500 SF
Office: 1,771 SF
Loading: 2 Drive-in doors on Fulton St and 1 drive-in door in alley
Ceiling Ht: ± 13'6" Clear - 27' to deck
Power: 800A@220V
HVAC: 4 gas powered steel heat exchangers
Offices: HVAC Climate Controlled

Highlights

- » New epoxy floors
- » Triple catch basins
- » LED lighting throughout
- » Clear span

UNIT B LEASED

Size: 8,230 SF

Highlights

- » Drive thru, corner unit
- » 2 drive-in doors
- » Clear span

PARKING LOT

Size: 9,482 SF

Highlights

- » Fenced and secure

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