# Commercial Real Estate Services, Worldwide

# For Lease ±14,500 SF

## 1612 W. Fulton Street Chicago, Illinois

#### PROPERTY HIGHLIGHTS

- Available Size: 14,500 SF
  - 10,000 SF warehouse 1st Floor
  - 4,500 SF office 2nd Floor
- Fenced & gated parking (10± cars)
- Air-conditioned warehouse
- 480 volts, 600 amps, 3-phase service
- Upgraded LED lights
- Bow truss section with skylight
- Newly renovated warehouse space
- Floor drains throughout
- Triple catch basin
- New plumbing and sewer
- New men's & women's warehouse bathrooms
- New slop sink
- Proximity to the Loop, Fulton Market, I-290, I-90/94
- 1 block from Ashland/Lake "L" stop
- Warehouse Lease Rate: \$17.00/SF Net 1st Floor
- Office Lease Rate: \$12.00/SF Net 2nd Floor

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14,500 SF AVAILABLE



12' - 15' CLEAR HEIGHT



1 INTERIOR DOCK 1 DRIVE-IN DOOR

### Contact

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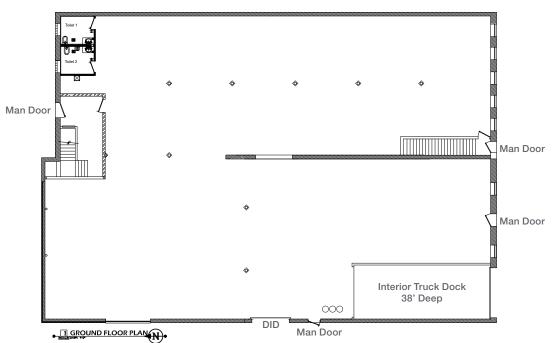
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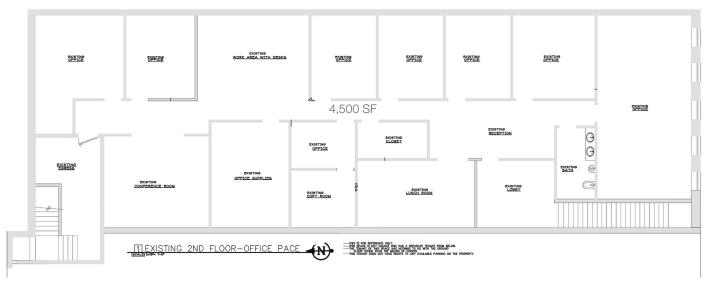






Warehouse - 1st Floor

Office - 2nd Floor



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