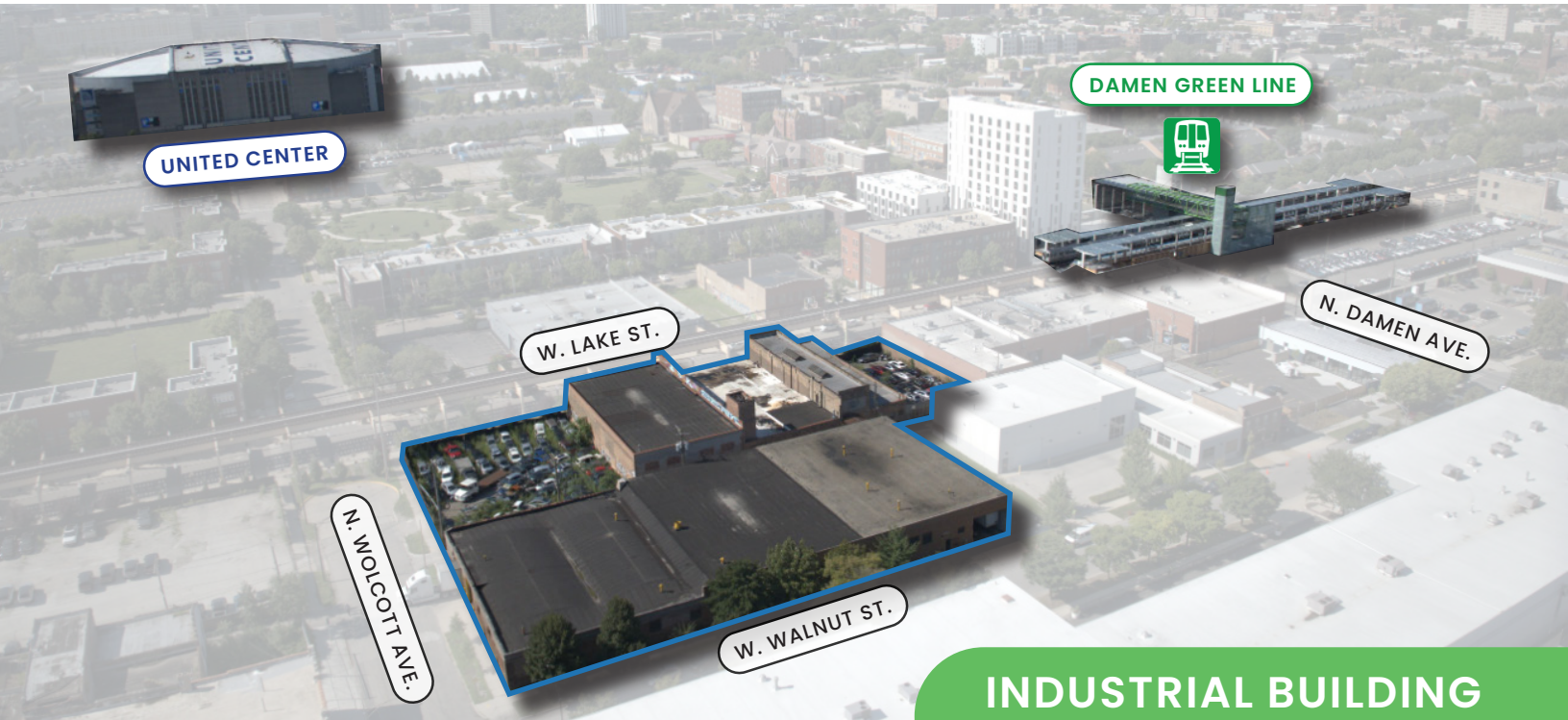


1917 W. WALNUT STREET | CHICAGO, IL **FOR SALE**

KINZIE CORRIDOR



Specifications

Total Building Area:	± 47,869 SF
Total Land Area:	± 66,221 SF (± 1.52 Acres)
Loading:	6 Interior Recessed Docks
Ceiling Heights:	10'1" – 12' Clear (50%) 15'9" Clear (35%) 20'6" Clear (15%)
Power:	2,000 Amps 3-Phase
Sprinklers:	Wet System (partially)
Parking:	± 70 Spots
Zoning:	PMD 4A
Alderman:	Walter Burnett, Jr. 27 th Ward

Pricing

2023 RE Taxes:	\$87,213 = \$1.82 PSF
Sale Price:	Subject to Offer

INDUSTRIAL BUILDING WITH PARKING



Immediate Access to Public Transit

- CTA Green Line | Damen Stop
2-minute walk
- CTA Bus | Damen Stops
2-minute walk



Metra Train: 20-Minute Walk to Western Avenue Station



Quick Drive to Expressways

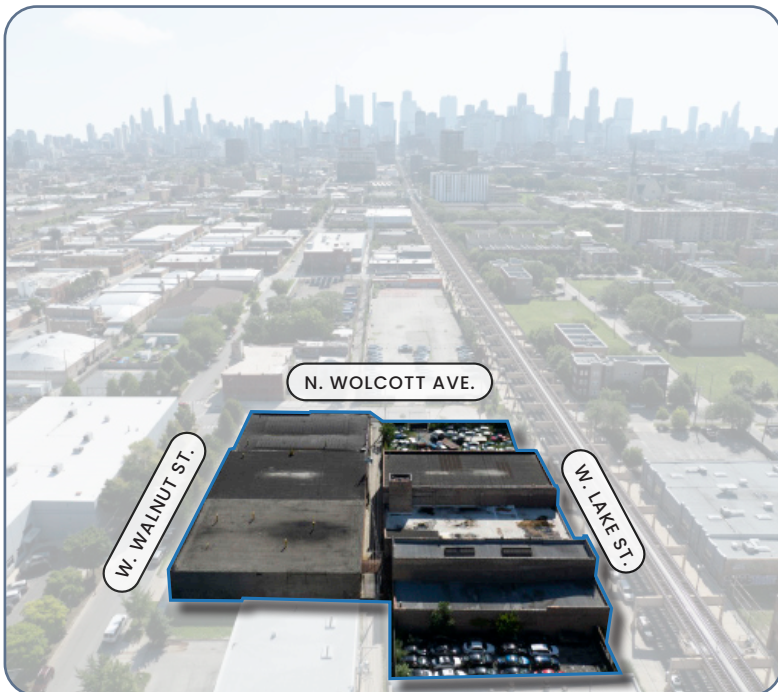
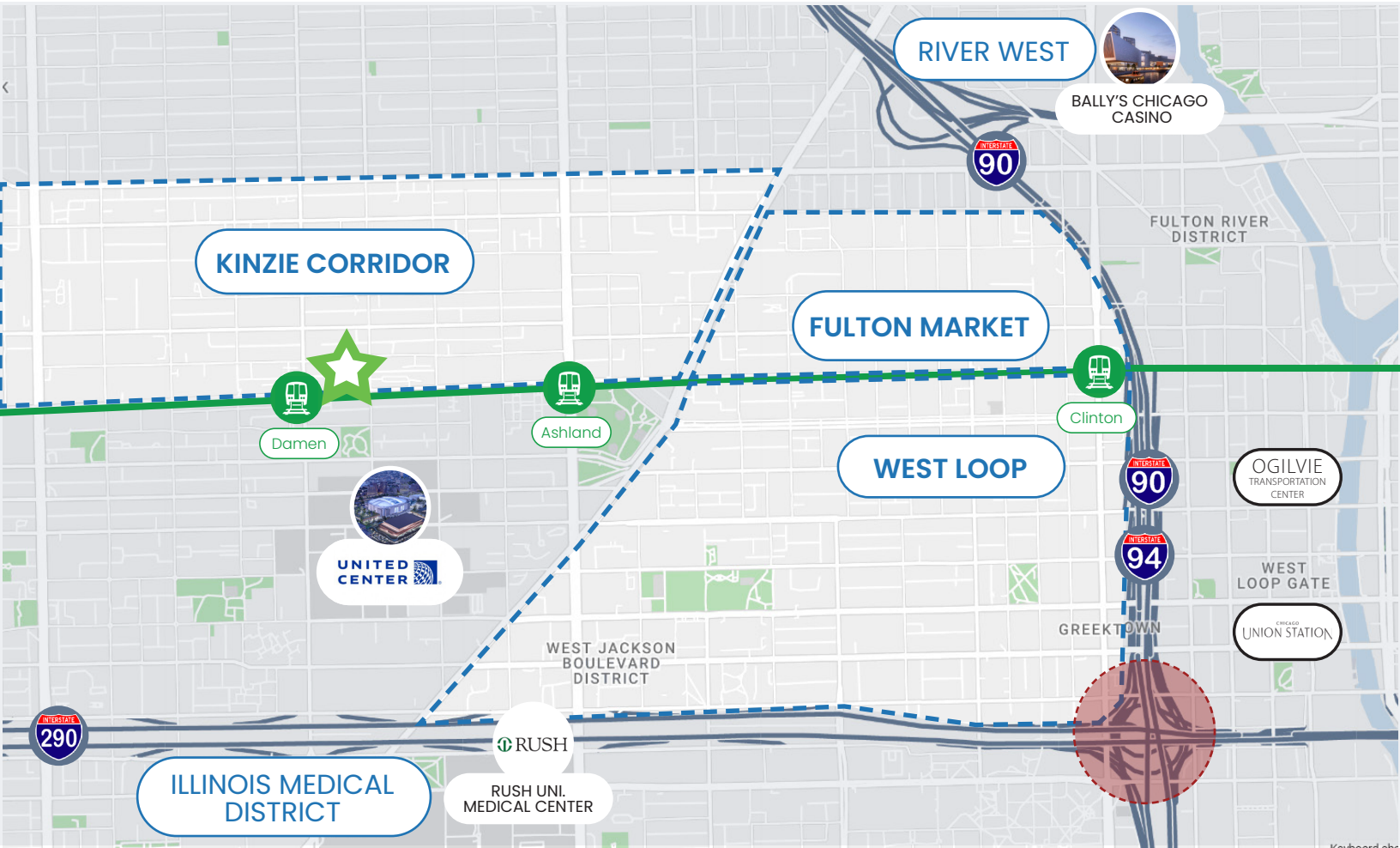
- 5-minutes to I-290
- 6-minutes to I-90/94



Located in an Opportunity Zone



Located in Chicago Enterprise Zone IV



Surrounding Area Developments

West Loop & Fulton Market



- » Billions of dollars in new development of office, hotel, retail, restaurant, entertainment, and residential space over the last 10 years.
- » Over 6,500 residential units planned for future development.

1901 Project - United Center Campus Mega Development



- » \$7 billion planned investment.
- » 14,000,000 SF of new mixed-use development on 55 acres surrounding United Center.
- » 6,000-seat music hall.
- » 150 - 180 hotel rooms.
- » 5,000 - 6,000 residential units.
- » Retail space.
- » 25 acres of parks and open space for the community.

Bally's Chicago Casino



- » \$1.7 billion planned investment.
- » 30-acre mixed-use development.
- » 4,000 gaming positions.
- » 500-room hotel.
- » Food hall and restaurants.
- » Theater and event space.
- » Museum and exhibition area.
- » 10 acres of parks and open space for the community.

Permitted and Special Uses for PMD 4A Zoning:

Permitted Uses (*by right*):

- ✓ Day care
- ✓ Postal service
- ✓ Public safety services
- ✓ Utilities and services, minor
- ✓ Animal shelters and boarding kennels
- ✓ Building maintenance services
- ✓ Business support services
 - » Copying and reproduction
 - » Business/trade school
 - » Employment agencies
- ✓ Communication service establishments
 - » Construction sales and service
 - » Building materials sales
- ✓ Contractor/construction storage yard
- ✓ Eating and drinking establishments
 - » Restaurant, limited
 - » Restaurant, general
 - » Tavern
- ✓ Entertainment and spectator sports:
 - » Indoor special event class B including incidental liquor sales
- ✓ Financial services
(*except as more specifically regulated*)
- ✓ Medical service
- ✓ Office
(*except as more specifically regulated*)
 - » High technology office
 - » Electronic data storage center
- ✓ Parking, non-accessory
- ✓ Personal service
- ✓ Repair or laundry service, consumer
- ✓ Retail sales, general
- ✓ Heavy equipment sales/rental
- ✓ Motor vehicle repair shop, not including body work, painting, or commercial vehicle repairs
- ✓ Vehicle storage and towing
- ✓ RVs or boat storage
- ✓ Manufacturing, production, and industrial service
 - » Artisan
 - » Limited
 - » General
- ✓ Recycling facilities
 - » Class I
 - » Class II
- ✓ Warehousing, wholesaling, and freight movement
(*except as more specifically regulated*)
- ✓ Wireless communication facilities
 - » Co-located
 - » Freestanding (towers)

Special Uses (*requires approval of special -use permit*):

- ✓ Parks and recreation
(*except as more specifically regulated*)
- ✓ Utilities and services, major
 - » Business support services
- ✓ Day labor employment agency
- ✓ Entertainment and spectator sports:
 - » Small venue
 - » Inter-track wagering facility
- ✓ Gas stations
- ✓ Sports and recreation, participant
- ✓ Car wash or cleaning service
- ✓ Motor vehicle repair shop, may include body work, painting, or commercial repairs
- ✓ Junk/salvage yard
 - » Storage/sales area
- ✓ Recycling facilities
 - » Class III
- ✓ Container storage
- ✓ Freight terminal