

# AVAILABLE FOR LEASE

2243 S THROOP STREET, CHICAGO, IL 60608



## OFFERING SUMMARY

<b>Available</b>	<b>1st Floor:</b> ±20,000 SF <b>3rd Floor:</b> ± 23,000 SF
<b>Year Built</b>	1929
<b>Ceiling Height</b>	<b>1st Floor:</b> 14' Clear <b>3rd Floor:</b> 11' Clear
<b>Loading</b>	<ul style="list-style-type: none"><li>• 3 Exterior docks with levelers</li><li>• 1 Drive-in door with ramp (10' Clear)</li></ul>
<b>Bay Size</b>	17' x 17'
<b>Power</b>	Heavy; 3-phase
<b>Sprinkler</b>	Yes
<b>Lease Rate</b>	<b>1st Floor:</b> \$10.50 PSF Net <b>3rd Floor:</b> \$7.50 PSF Net

## HIGHLIGHTS

- Small private office
- Zoning PMD-11A - Many allowable uses under current zoning
- All types of Manufacturing, Storage, Indoor Urban Farming, Private Event Venue, bring your creative ideas
- 3rd Floor is warehouse/storage space
- Car parking available

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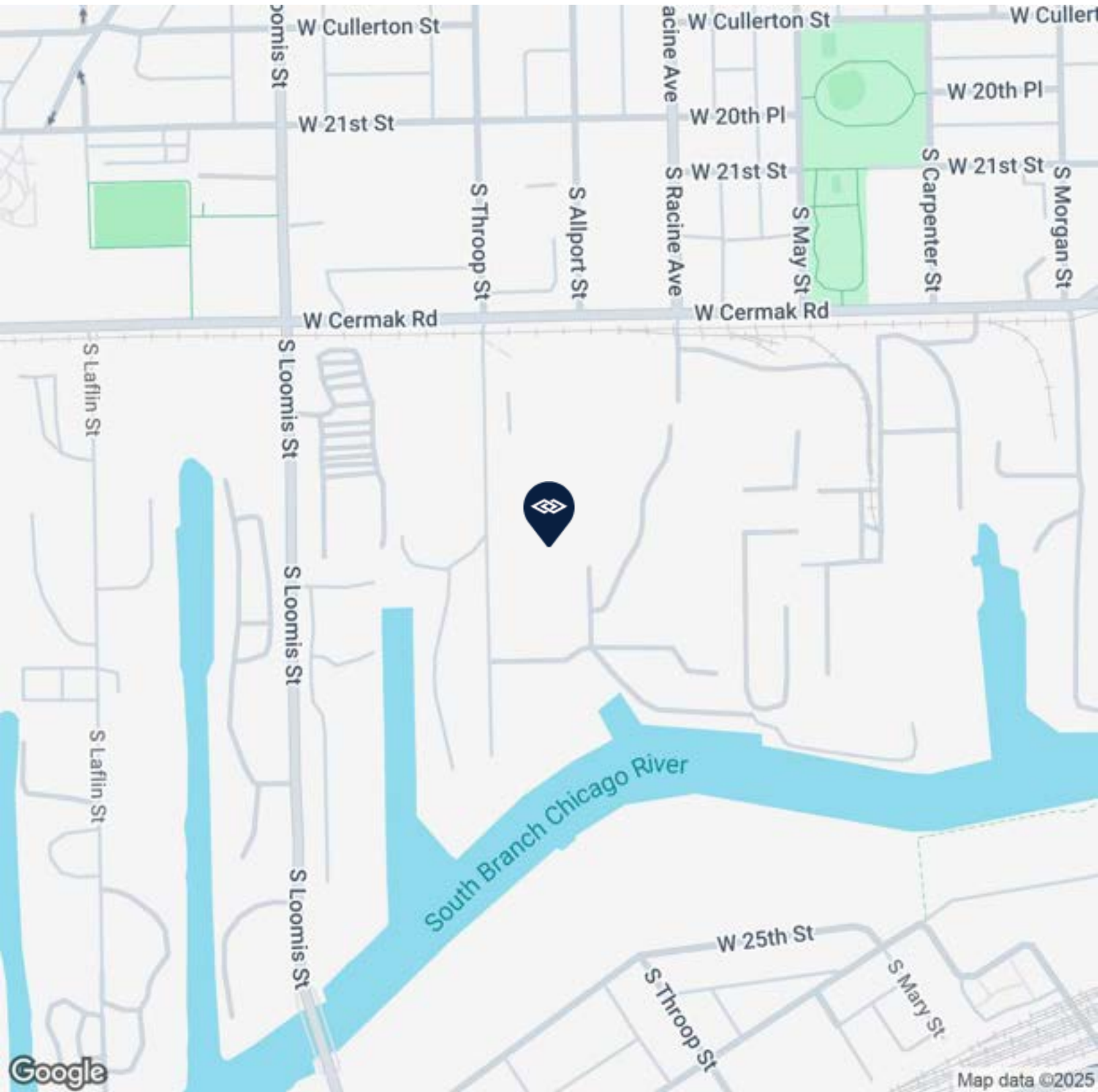
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**EDWARD WABICK, SIOR** | Principal | 773.714.2141 | ewabick@darwinpw.com  
**LAURA PERLMAN** | Associate | 773.714.2147 | lperlman@darwinpw.com

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970 N Oaklawn, Suite 100 | Elmhurst, IL 60126 | Tel: 630.782.9520 | darwinpw.com  
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