



Sublease available

302,000 SF production/warehouse facility + cold storage

2607 W 17th St

2607 W 17th St / Chicago, IL

Project overview

**2607 W 17th St, Chicago, IL
(AKA: 1843 S Washtenaw, Chicago, IL)**

Lot size	500,000 SF/ 11 ac
Building Size	302,000 SF
Leaseable area	302,000 SF (per lease)
Ceiling heights	High bays: 55 ft Low bays: 45 ft
Column spacing	33' x 86'
Cooler space	5,000 pallet positions
Drive in doors	8
Docks	7; 4 outbound & 3 inbound. Expandable
Parking	± 200 car parking
Trailer stalls	None marked on site
Clear heights	45' to 55'
Sprinkler system	WET
Electrical specs	5,000 amps
Zoning	Planned Development #1367 (PMD-7 is underlying base zoning)



Heavy electrical power service



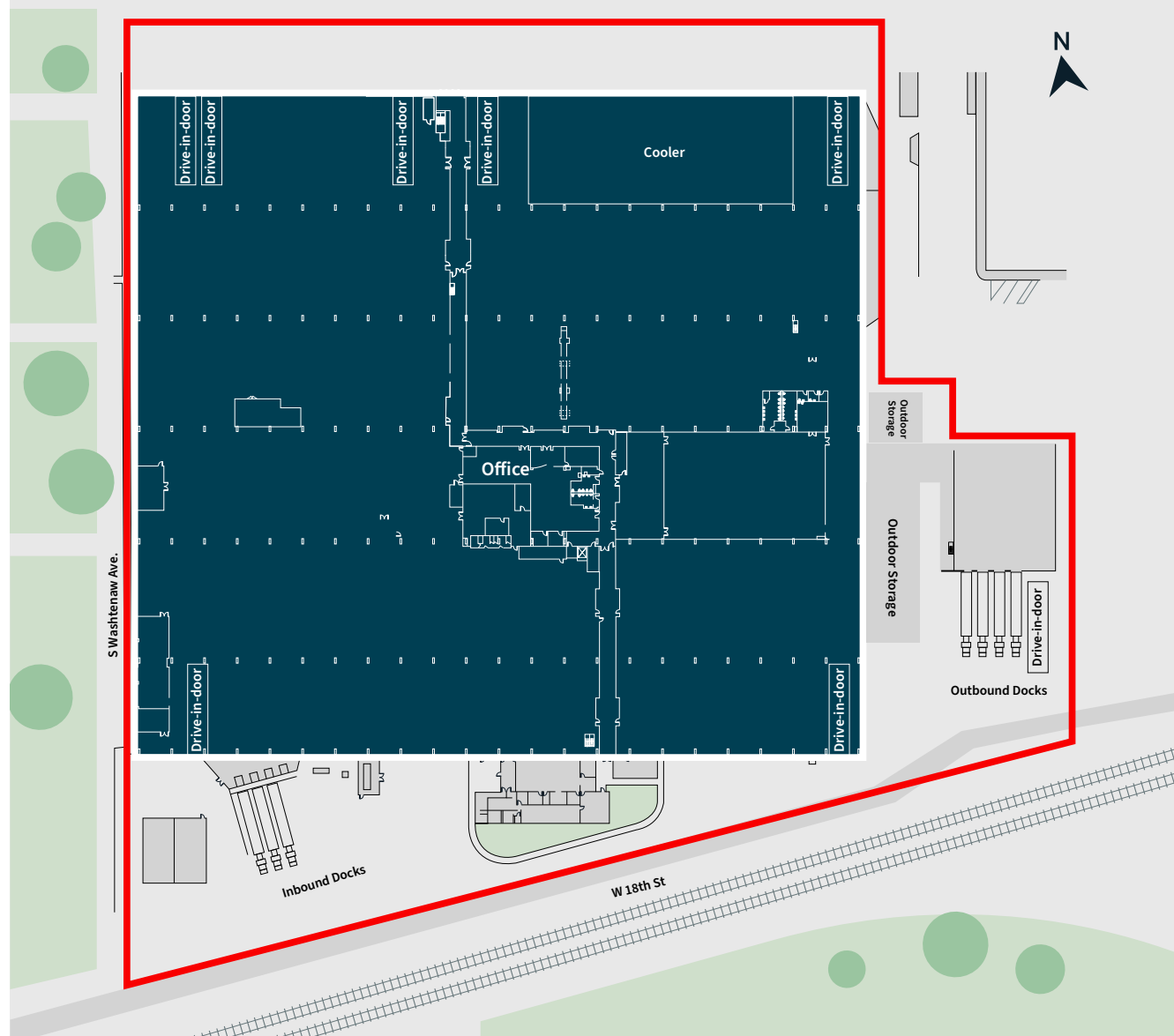
Access to deep labor pool



Existing cooler infrastructure



Hyper-infill location



Building overview:

- Electrical: Upgraded in 2013 to 5,000 amp service
- Two (2) concrete electrical distribution rooms. 3 hr rates
- 277/480V 3 phase 4 wire+ ground

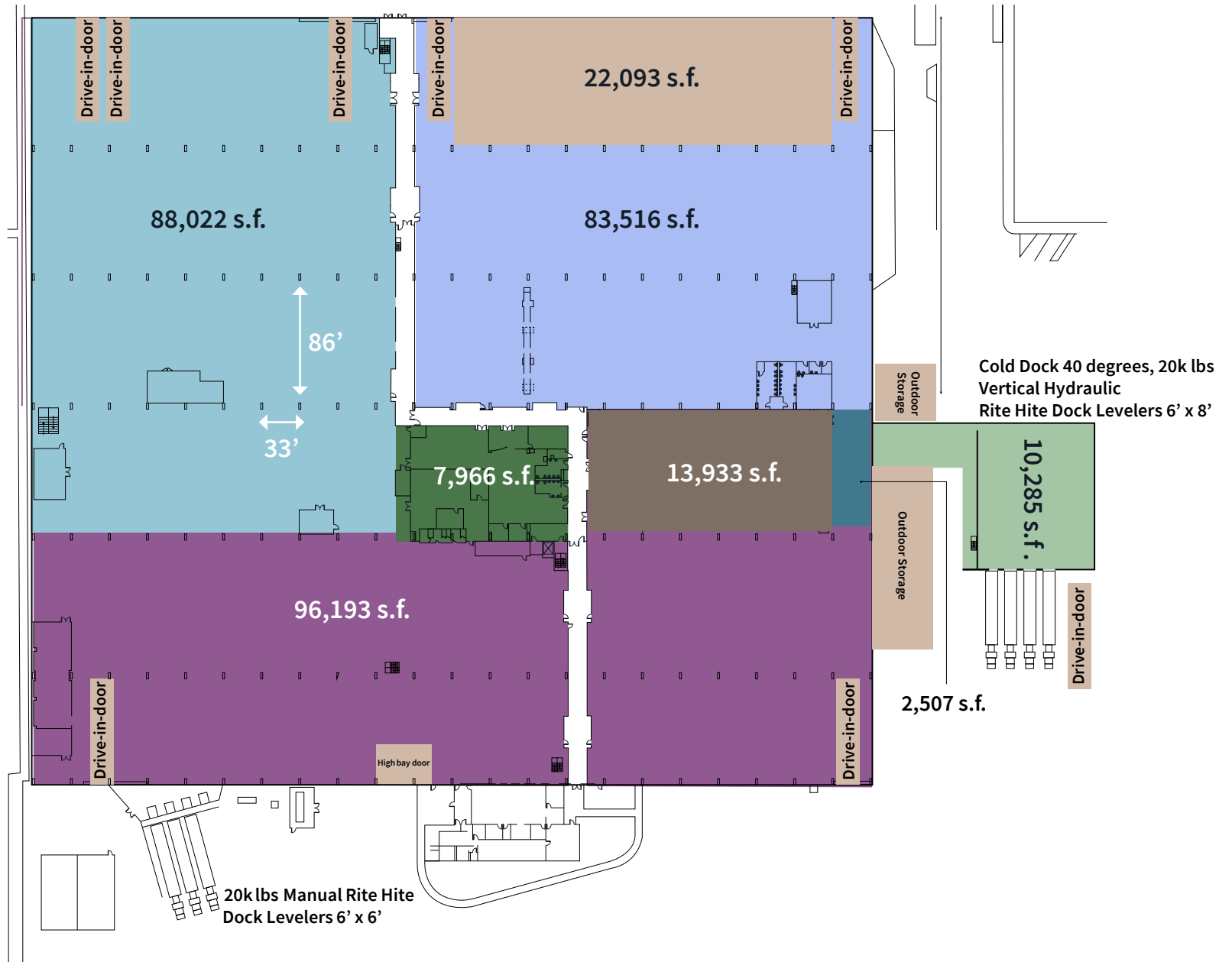
- Upgraded underground and overhead plumbing, water & sewer. Four (4) waste water outfalls
- Fire suppression system throughout the facility
- **Click here for Equipment Auction Information**

Cold storage:

- ASRS Eurofork System
- 180-ton glycol chiller
- 5,000 pallet positions
- *Potential infeed/outfeed of +/-40 pallets per hour
- 5 levels
- 32-degree temp holds
- Cold dock with 40-degree temp holds and 20k lbs. vertical hydraulic rite hite docks levelers (6' x 8')

Site plan

Demise plan



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Corporate neighbors

This hyper-infill location offers convenient access to major interstates, the Chicago Business District, and is surrounded by a thriving and interconnected business community.

1. Cinespace Studios Chicago
2. Cinespace Stage 24
3. Cinespace Stage 21
4. Cinespace Chicago Film Studios - Stages 1 - 15
5. Lineage
6. Republic Services of Chicago
7. Chula Vista Imports LTD
8. J. L. Gonzalez Produce
9. Atom Banana
10. Chicago International Produce Market
11. La Galera Produce
12. Jack Tuchten Wholesale Produce
13. Panama Banana
14. Banner Wholesale Grocers
15. La Hacienda Brands
16. Amazon HCH2
17. Lineage
18. Battaglia Distributing Corp.
19. Costco Wholesale



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Local access map






2607 W 17th St.
Chicago, IL

S California Ave.
S Washentaw

Old Rte 66

W 18th St.

W Cermak Rd.

-  I-290 East/Eastbound **10 mins**
-  I-90 North/Southbound **15 mins**
-  I-90/I-55 East/Westbound **16 mins**



JLL

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