

# 2034 W WALNUT, CHICAGO, IL

Industrial Warehouse/Service Building in Kinzie Industrial Corridor | For Lease



## OFFERING SUMMARY

|                 |                                |
|-----------------|--------------------------------|
| Lease Rate:     | \$19.95 SF/yr (Modified Gross) |
| Building Size:  | 4,100 SF                       |
| Available SF:   | 4,100 SF                       |
| Zoning:         | PMD 4                          |
| Ceiling Height: | 12'                            |
| Loading:        | 2 Overhead Doors               |

## PROPERTY OVERVIEW

Barrel-truss construction, fully air-conditioned industrial warehouse or service building for lease. Amenities include two overhead doors, drive-through potential, trench drains and clear-span 12' ceilings.

Three miles to downtown Chicago. Minutes away from I-90 and I-290 expressways.

Short walking distance to the new Lake and Damen elevated Green-Line train station.

Four blocks north of the '1901 Project', a \$7 billion dollar mixed-use urban redevelopment surrounding the United Center.



Above information is from sources believed reliable. No responsibility is taken for errors or omissions. Property is offered subject to change in status or withdrawal without notice.

CTK CHICAGO PARTNERS-CITY PROPERTIES | 1659 West Hubbard, Chicago, IL 60622 | 312.337.1010 | ctkchicagopartners.com

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