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Flex Warehouse Space For Lease

The Machine Shop | South // 2415 W. 19th Street // Chicago, IL 60608



Built in 1907. Revived in 2017.

RESTORED HEAVY TIMBER LOFT BUILDING OFFERING FLEX WAREHOUSE SPACE FOR LEASE

120,000 SF heavy timber loft industrial building fully redeveloped in 2017, featuring modern systems, shared amenities, and efficient access to downtown Chicago. The building supports flex and light industrial users with infrastructure suited for production, studio, and workspace needs.

INDUSTRIAL CHARACTER

Open, functional environments suited for production, studio, and workspace use. Large windows provide natural light, while the underlying construction supports a range of buildout approaches.

WELL CONNECTED

Steps from the CTA Western Pink Line with direct access to the Loop, and convenient access to I-290 for efficient connectivity across the city.

BUILT FOR DAILY USE

Shared loading, truck access, and on-site parking support daily operations. Multiple tenant lounges, shared kitchens and breakrooms, and a mail room provide practical support for teams.

PROVEN ENVIRONMENT

Longstanding tenants utilize the building for design and production, supporting fabrication and project execution across Chicago.



Property Highlights

9,000 SF of fully HVAC'd flex space (divisible to 3,000 SF) and 6,000 SF of storage space available

Newly renovated with new restrooms, kitchens and tenant lounges, and windows

Access to shared loading area and truck docks

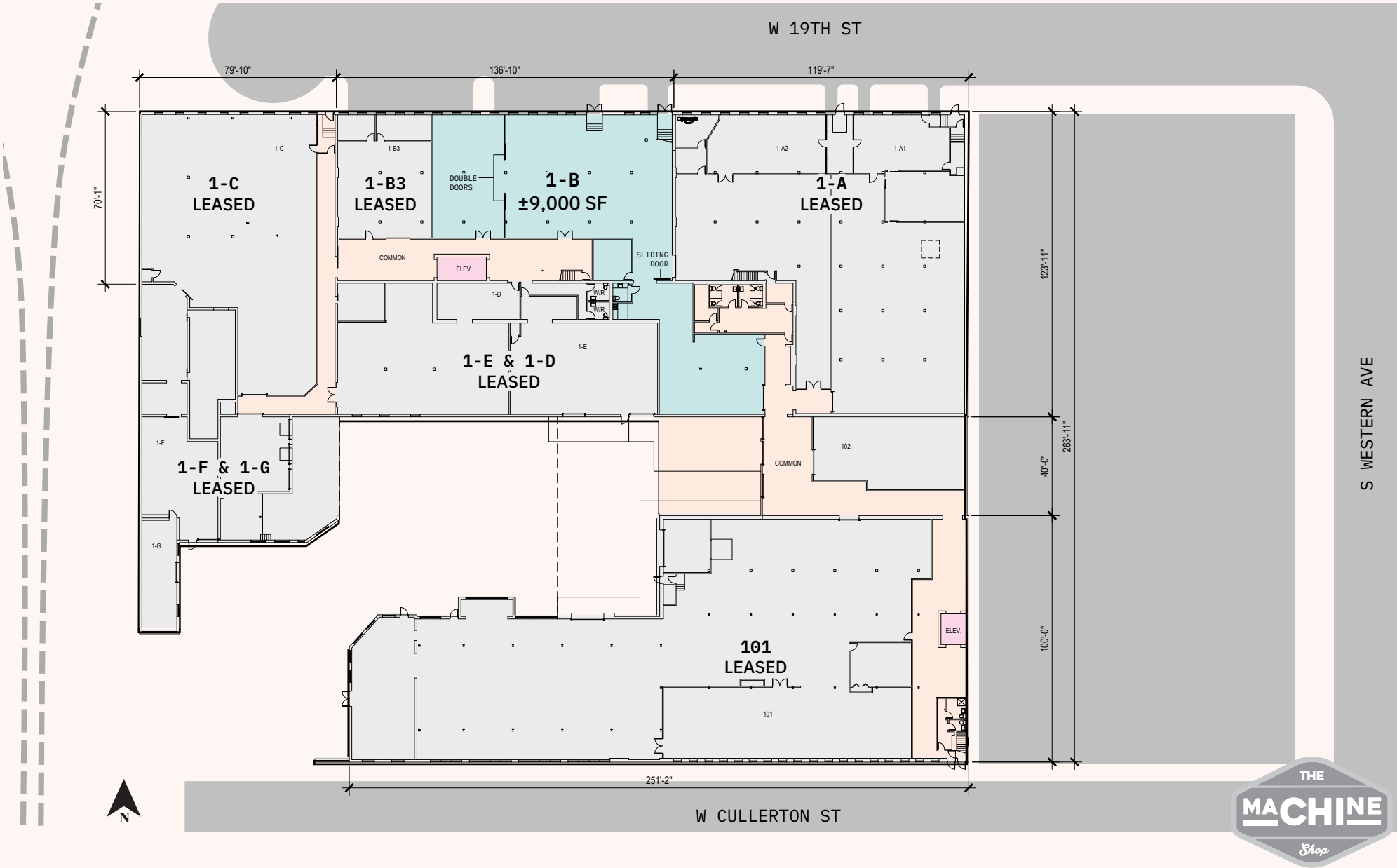
M2-3 Zoning



First Floor Plan

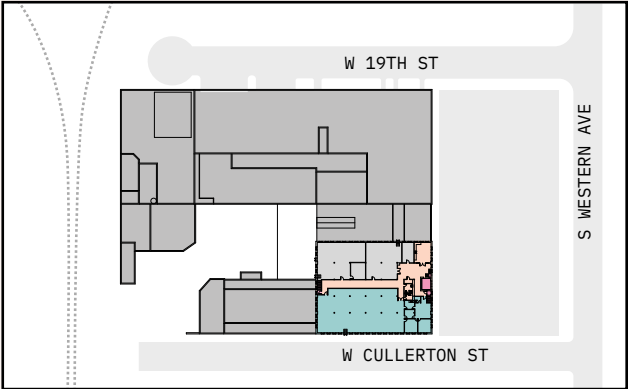
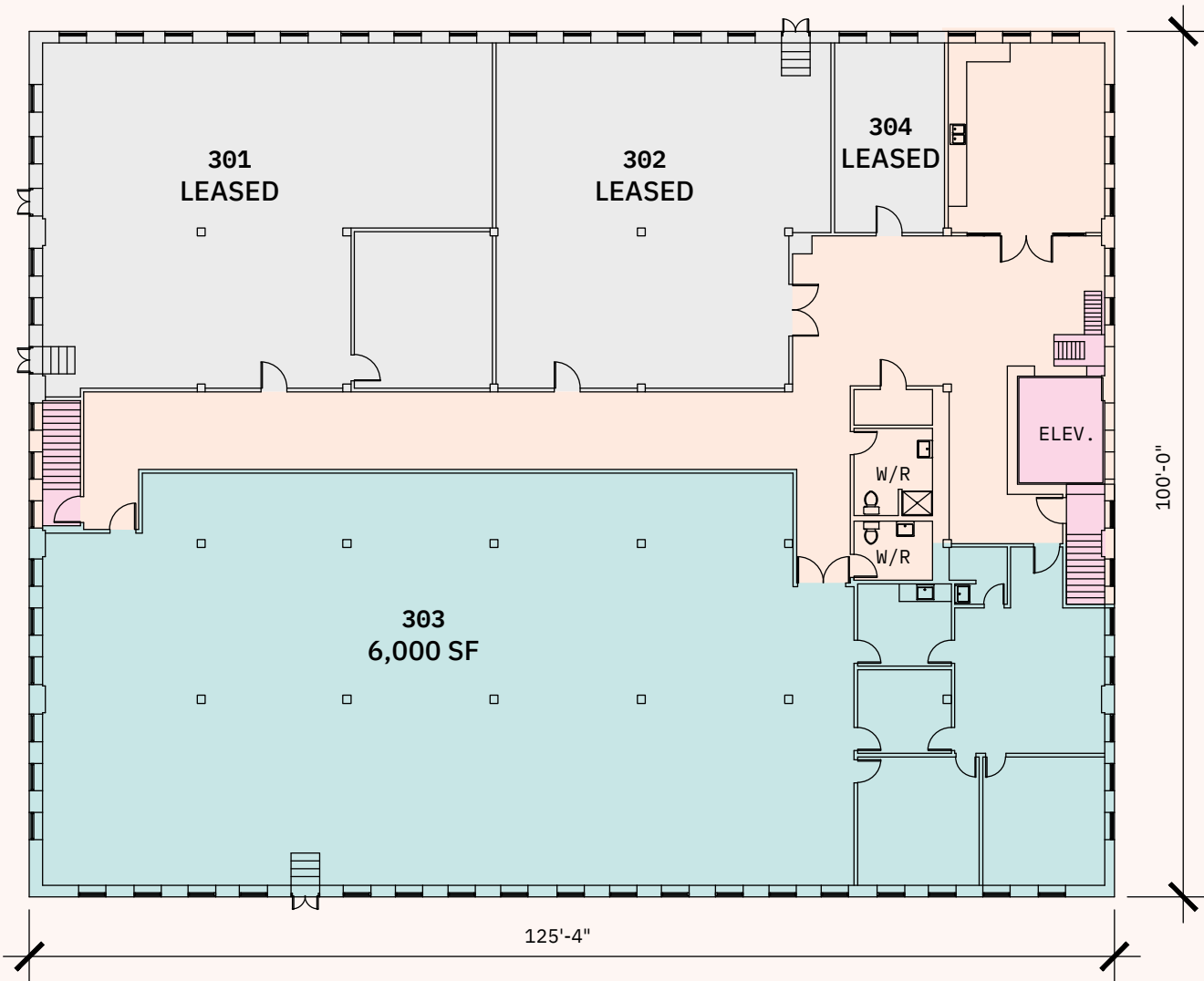
EASY ACCESS TO THE FREIGHT ELEVATOR & LOADING DOCKS

AVAILABLE SPACE:	9,000 SF (divisible to 3,000 SF) - Suite 1-B
ASKING RENT:	Contact broker



Third Floor Plan

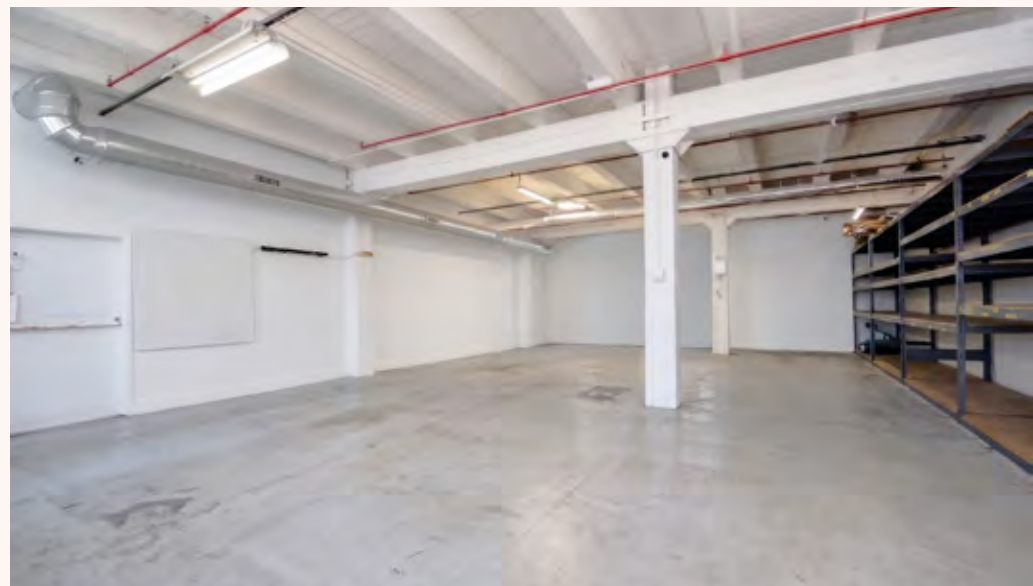
OPEN LAYOUT SUPPORTING A RANGE OF BUILDOUT OPTIONS



THIRD FLOOR - KEY PLAN

AVAILABLE SPACE:	6,000 SF - Suite 303
ASKING RENT:	Contact broker



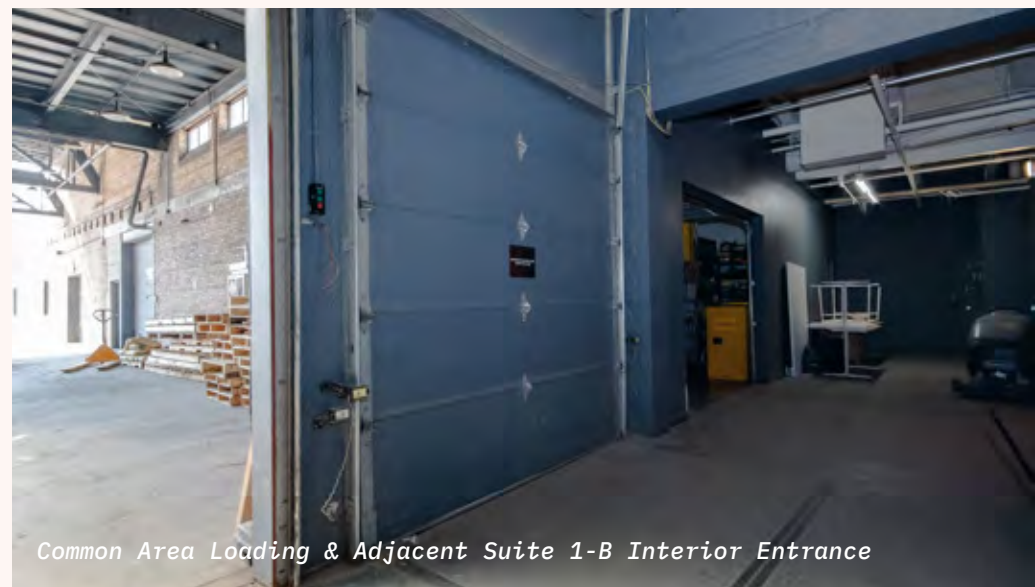


Suite 1-B ±9,000 SF First Floor Space Available





Suite 1-B Exterior Entrance



Common Area Loading & Adjacent Suite 1-B Interior Entrance

Suite 1-B ±9,000 SF First Floor Space Available





Common Area Kitchen



A vision brought to life.

Existing Tenant Build-Outs



Woven into the neighborhood.

LOCATED AT THE SEAM BETWEEN LITTLE VILLAGE AND WEST PILSEN, WITH ACCESS TO TRANSIT, I-290, AND SURROUNDING NEIGHBORHOOD AMENITIES



5 RABANITOS

(5 MIN DRIVE | 15 MIN CTA)

Chef-driven Mexican BYOB restaurant offering a strong lunch crowd and a casual, client-friendly setting.



18TH STREET

(4 MIN DRIVE | 12 MIN CTA)

Pilsen’s most recognizable, pedestrian-friendly corridor offering a mix of dining, shopping, arts, local watering holes, and entertainment.



JUMPING BEAN

(5 MIN DRIVE | 12 MIN WALK)

A long-standing neighborhood staple known for its laid-back atmosphere, local artwork, and strong community presence.



NATIONAL MUSEUM OF MEXICAN ART

(5 MIN DRIVE | 15 MIN CTA)

A historic park home to Riot Fest and ongoing community programming, offering flexible green space and a consistent draw for cultural and creative activity.

GETTING TO THE MACHINE SHOP

Bike-friendly streets and nearby parking support flexible commuting options and CTA and Metra transit are easily accessible.

	DRIVE	BIKE
Pilsen	8 min	12 min
UIC	11 min	15 min
Bridgeport	13 min	19 min
Chinatown	14 min	21 min
West Loop	15 min	24 min
South Loop	19 min	26 min

- * I-290 (Eisenhower Expressway) is a 3-minute drive with direct access to downtown Chicago and the western suburbs
- * CTA Western Pink Line station & CTA Western Bus (49|X49) is a 4-minute walk
- * Western Avenue Metra Station is a 5-minute walk with service on the BNSF line.
- * CTA 18th/Cicero Bus (18) is a 7-minute walk





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FOR MORE INFORMATION OR TO SCHEDULE A TOUR CONTACT:

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