

**FOR LEASE**

# 1939 W. FULTON ST. KINZIE CORRIDOR



**cawley** CHICAGO

Presented by:

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Principal

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Property: 1939 W Fulton St  
Asking Lease Rate: \$16.00 per sq. ft.  
Lease Structure: Modified Gross  
Space Available: 8,000 sq. ft.  
Property Type: Flex Warehouse  
Divisible: No

AVAILABLE  
8,000 SF





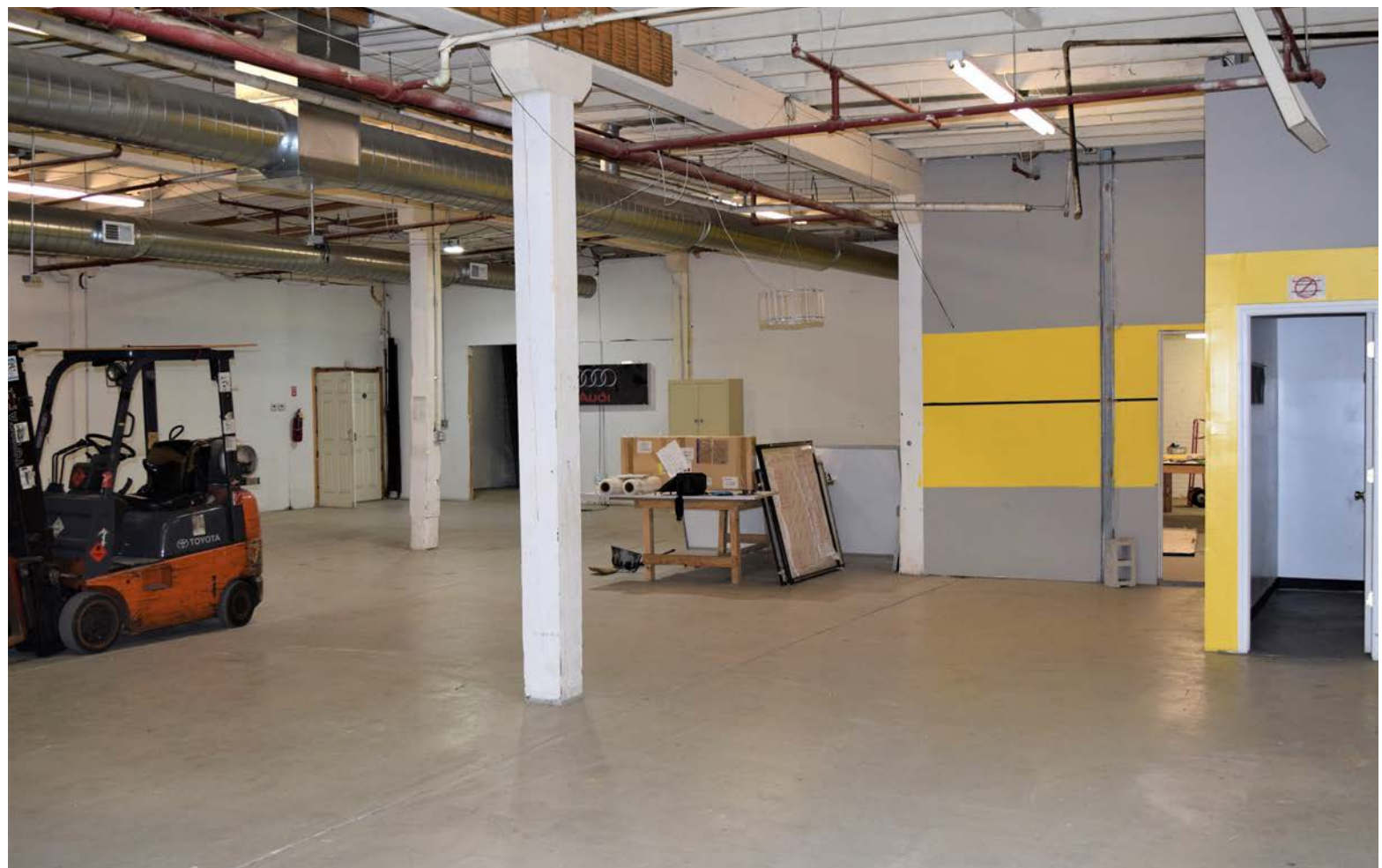
# Property

## Property Specifications

Space Available:	8,000 SF
Space Breakdown:	Office: 2,215 SF Warehouse/Receiving: 5,785 SF
Total Building Size:	Approximately 23,000 SF
Stories:	1
Construction:	Brick and Timber
Year Built:	1927
Sprinklered:	100% Sprinklered
HVAC:	Distribution to Office and Warehouse - 4 RTUs
Clear Heights:	9'6" to Sprinkler 11'2" to 12' to Support Beams
Ceiling Height:	11'11" to 13'
Column Spacing:	19'3" x 17'5"
Power:	Two (2) 200 Amp Panels
Loading:	1 Drive-in-Door 11'1" x 10'8"
2018 Taxes:	\$42,311.58 (Entire Building)
Zoning:	PMD 4A
Neighborhood:	Kinzie Corridor / West Town
Truck Routes:	Class I: Fulton Street & Western Ave Class II: Damen Ave & Lake St
Enterprise Zone:	4











## Location Highlights

- 2 blocks away from new CTA Damen & Lake Green Line Station leading to direct access to West Loop bars restaurants, and entertainment as well as the Central Business District
- 10 min walk to the United Center
- Directly adjacent to the ICNC incubator campus and innovation community
- Steps from public transportation including 50 Damen Bus, servicing Wicker Park/ Bucktown and Rush Medical Center
- Surrounded by new Brew District, including Goose Island, On Tour, and Great Central Brewing
- Location is only 2 miles, or 10 minute drive due west of the Loop and River North
- I-290 & I-90/94 access within 5 minute drive
- Class II & Class III Truck routes all within 0.5 mile radius.
- Bike Score 92 – Biker's Paradise
- Walk Score 83 – Very Walkable, most errands can be accomplished on foot.
- Located within Enterprise Zone 4 allowing tax exemptions for qualified projects
- Federal and city incentives driving significant capital investment and long-term growth to the area



## LAKE-DAMEN GREEN LINE STATION

Conveniently located within walking distance of the property, construction of the new Green Line "L" Station at Lake St and Damen Ave is currently underway with completion anticipated around 2020-2021. The new facility will provide local businesses and residents improved access to work and school, and bring a much needed transit option for those attending any of the 200+ events at the United Center.



## UNITED CENTER

Located 1 mile south of the subject property, the United Center is home to the Chicago Blackhawks and Chicago Bulls, and it is the largest arena in the United States.

Since opening, the United Center has hosted over 200 events each year. Some of the events the United Center has been proud to host include the 1996 Democratic National Convention, The Rolling Stones, Eric Clapton, Bruce Springsteen and the E Street Band, Paul McCartney, U2, The Who, The 3 Tenors, Ringling Brothers and Barnum & Bailey Circus, Disney on Ice, the Big Ten Men's Basketball Tournament, the Men's NCAA Basketball Tournament, the Great Eight Classic, Illinois College Basketball, and Champions on Ice. The United Center has hosted over forty million guests since its opening in 1994.

## MAKE CITY @ ICNC

The Industrial Council of Near west Chicago's Make City incubator is one of the largest and oldest incubators in the country. Located in four buildings, spanning more than 416,000 Sq. Ft, today MAKE CITY incubator is home to over 110 new and growing companies.







**CHICAGO**  
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