

FOR LEASE

42,000 SF Office/
Warehouse Off Cermak Ave.

2035 S. Racine Avenue
CHICAGO, IL 60608



Corner Streetview from S. Racine Ave. & W. 21st St.

PROPERTY SPECIFICATIONS

Building Size	± 42,000 Sq. Ft.
Land Size	± 44,000 Sq. Ft.
Space Available	± 42,000 Sq. Ft. (Divisible)
Office	± 12,000 Sq. Ft.
Warehouse	± 30,000 Sq. Ft.
Power	600 Amps / 480 Volts / 3-Phase
Ceiling Height	12' - 14' Clear (22' Clear in center bay)
Loading	1 Interior Dock 1 Drive-In Door
Parking	9-Car Parking Lot
Sprinkler	Wet System
Zoning	M1-2
Taxes	\$31,592 (\$0.75 PSF)
Lease Rate	Office: \$12.00 PSF Modified Gross Warehouse: \$6.50 PSF Modified Gross

Comments

- Office space available; easily subdivided on multiple floors
- Large open offices with high ceilings
- Located just off Cermak Road with great access to I-90/94 and I-55 Expressways

For more information,
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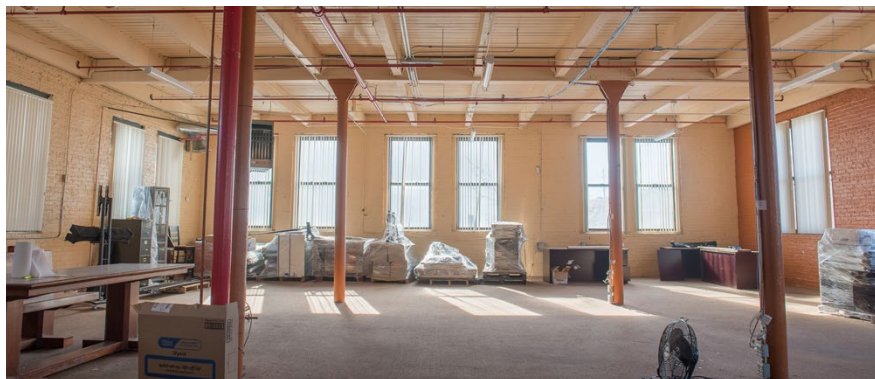
2035 S. Racine Avenue
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Third Floor Office



Third Floor Conference Room



Second Floor Office



Second Floor Office



First Floor Warehouse



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First Floor Warehouse

