

# GSH

**4 BUILDING PORTFOLIO SALE • KINZIE CORRIDOR**  
CONFIDENTIAL



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# GSH

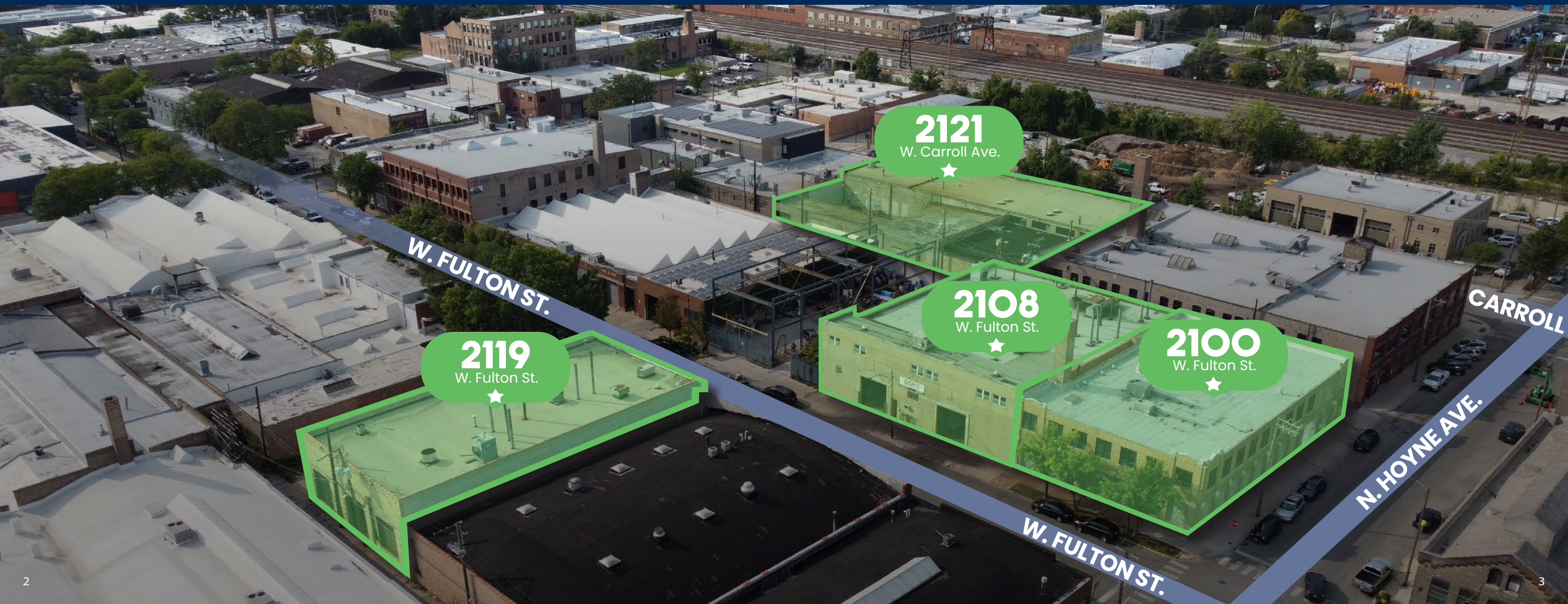
## PORTFOLIO • KINZIE CORRIDOR

Asking Price: Subject to Offer

As exclusive listing broker, Cawley Chicago is pleased to offer a one of kind building portfolio in the heart of the Kinzie Corridor. Split between 4 standalone buildings, totaling approximately 56,952 square feet, this portfolio is unique in that each building is no larger than 17,290 sq ft., and offers any Buyer has the ability to customize each building to a specific use.

2100 W. Fulton St. is a renovated loft building with ground floor flex space and second floor office, allows any user/tenant the ability to occupy on Day 1. The remaining 3 buildings, 2108 W Fulton, 2119 W Fulton St, & 2121 W. Carroll Ave. each are used for industrial purposes but offer next ownership an abundance of options with rare high clear (up to 22'9") and ceiling heights (up to 25'3") for proximity to downtown.

Kinzie Corridor is Chicago's most highly sought-after business protected neighborhood. Historically a neighborhood with lower taxes, no new residential development and access to state & federal incentives include Enterprise Zone, HubZone, and SBIF. The building is only three blocks away from the upcoming CTA Damen Green Line train station, next door to one of Chicago's largest incubators, ICNC, combined with easy access to major interstate, truck routes, downtown, and core neighborhoods make this building an unbeatable location for next owner.



# PORTFOLIO OVERVIEW

Total Building Area: 56,952 Sq. Ft.  
Total Land Area: 50,179 Sq. Ft.  
Four (4) Building Asking Price: Subject to Offer

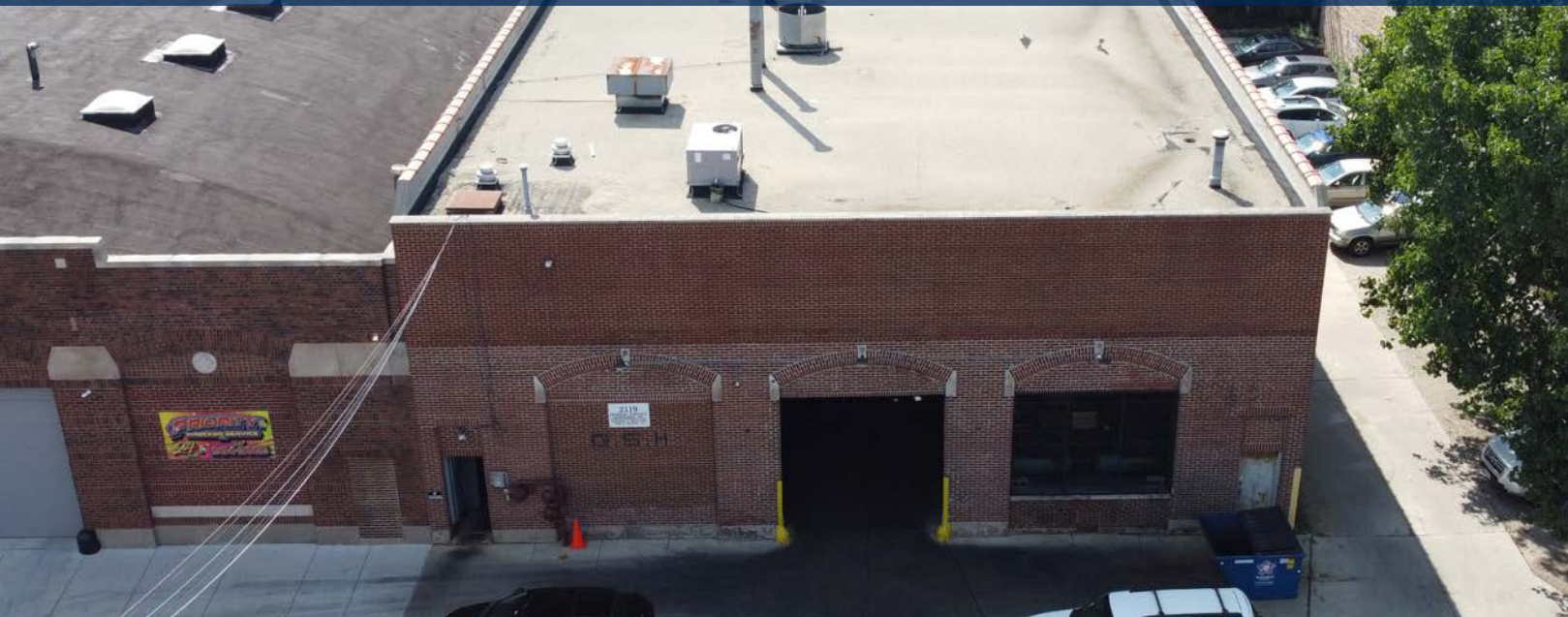
**2100 W. FULTON STREET**  
17,121 SQ. FT. FLEX BUILDING



**2108 W. FULTON STREET**  
13,857 SQ. FT. INDUSTRIAL BUILDING



**2119 W. FULTON STREET**  
8,684 SQ. FT. INDUSTRIAL BUILDING



**2121 W. CARROLL AVENUE**  
17,290 SQ. FT. INDUSTRIAL BUILDING



# 2100

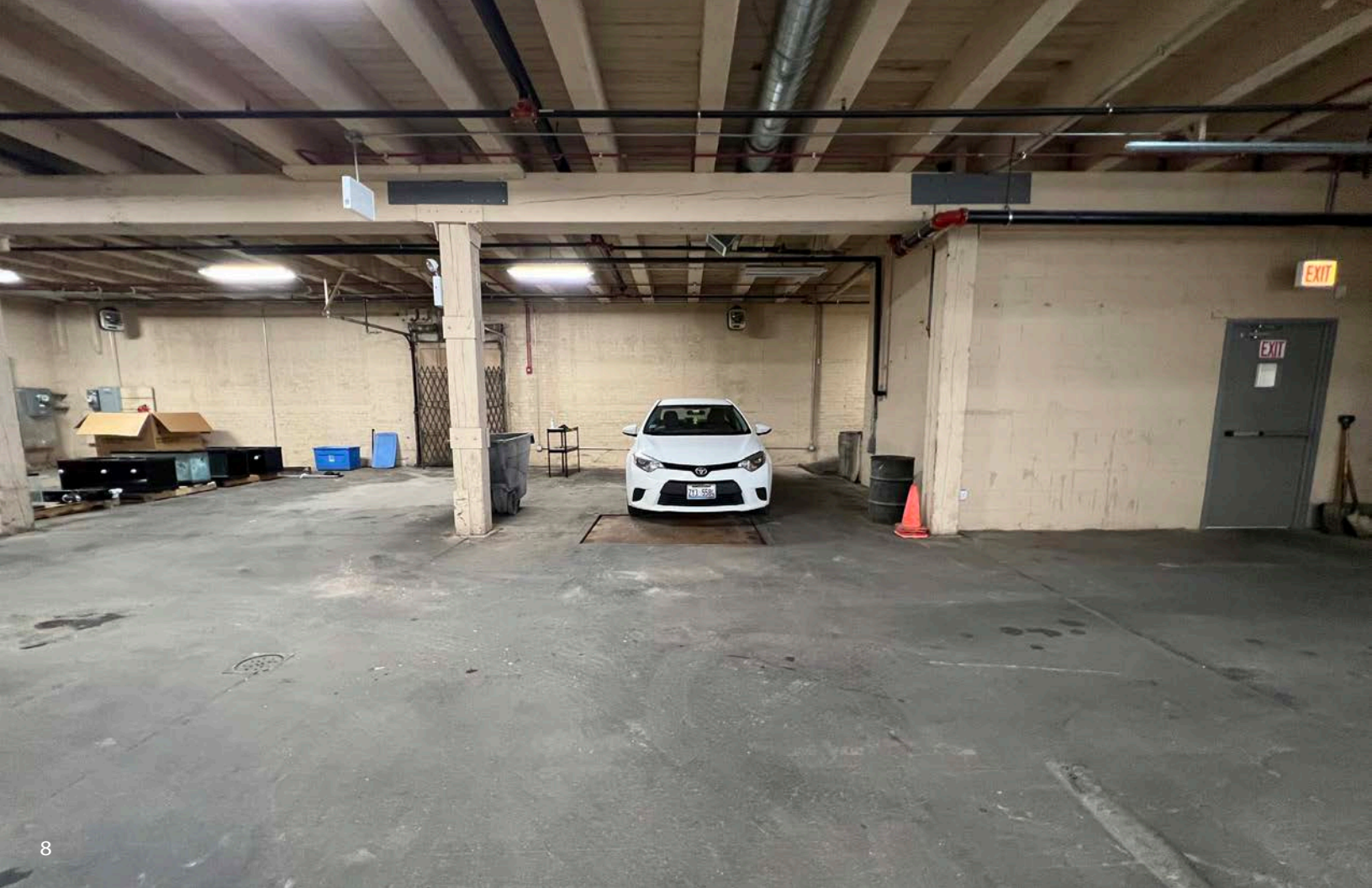
## W. FULTON STREET

Address:	2100 W. Fulton St.   Chicago, IL 60612
PIN:	17-07-306-020-0000
Property Type:	Flex
Year Built:	1934
Renovations:	2012-2013
Structural Frame:	1st Floor: Masonry and Timber 2nd Floor: Masonry and Steel
Exterior Walls:	Masonry with face brick veneer and limestone (S, E, N) & terra cotta (W) coping
Total Land Area:	8,688 sq. ft.
Total Building Area:	17,121 sq. ft.
Total Number of Floors:	2
Basement:	Yes, Unfinished (16' x 31')
Elevator:	No (Cored)
Stairwells:	Two (2) Interior
Building Height:	28'0" to top of parapet
Property Dimensions:	120.70' (E) 72.00' (S) 120.59' (W) 72.00' (N)
Frontage:	72.00' W. Fulton St 120.70' N. Hoyne Ave
Loading:	1 exterior truck level dock 1 drive-in-door 1 roll-up door
Sprinklered:	Yes, Fully
Power:	800 Amps; 240 Volts, 3 phase, 4 wire
Roof:	Modified Bitumen (2013) with Metal Deck
2020 Taxes:	\$24,183.85
Property Tax Classification:	5-93: Industrial Building
2020 Property Tax Code   Tax Code Rate:	77106   6.934
Community Area:	Near West Side
Ward   Alderman:	27   Ald. Walter Burnett Jr.
Zoning   FAR:	PMD 4A   3.0
Planning Region:	WEST
Qualified Opportunity Zone:	No
Qualified Hub Zone:	Yes
Enterprise Zone:	EZ 4
TIF:	Kinzie Industrial Conservation Area
Small Business Improvement Fund:	Yes
Transit Oriented Development:	< 1000' to Damen/Lake CTA Station



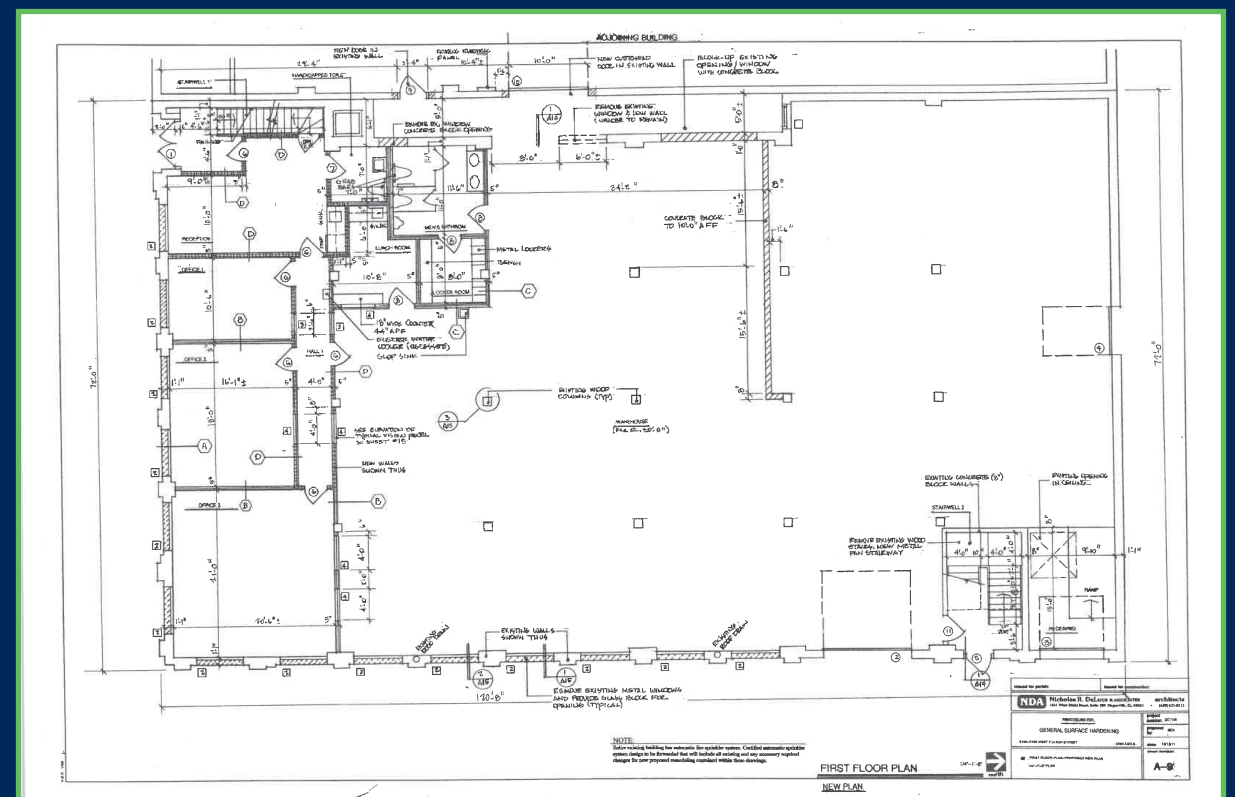
## CAPITAL IMPROVEMENTS

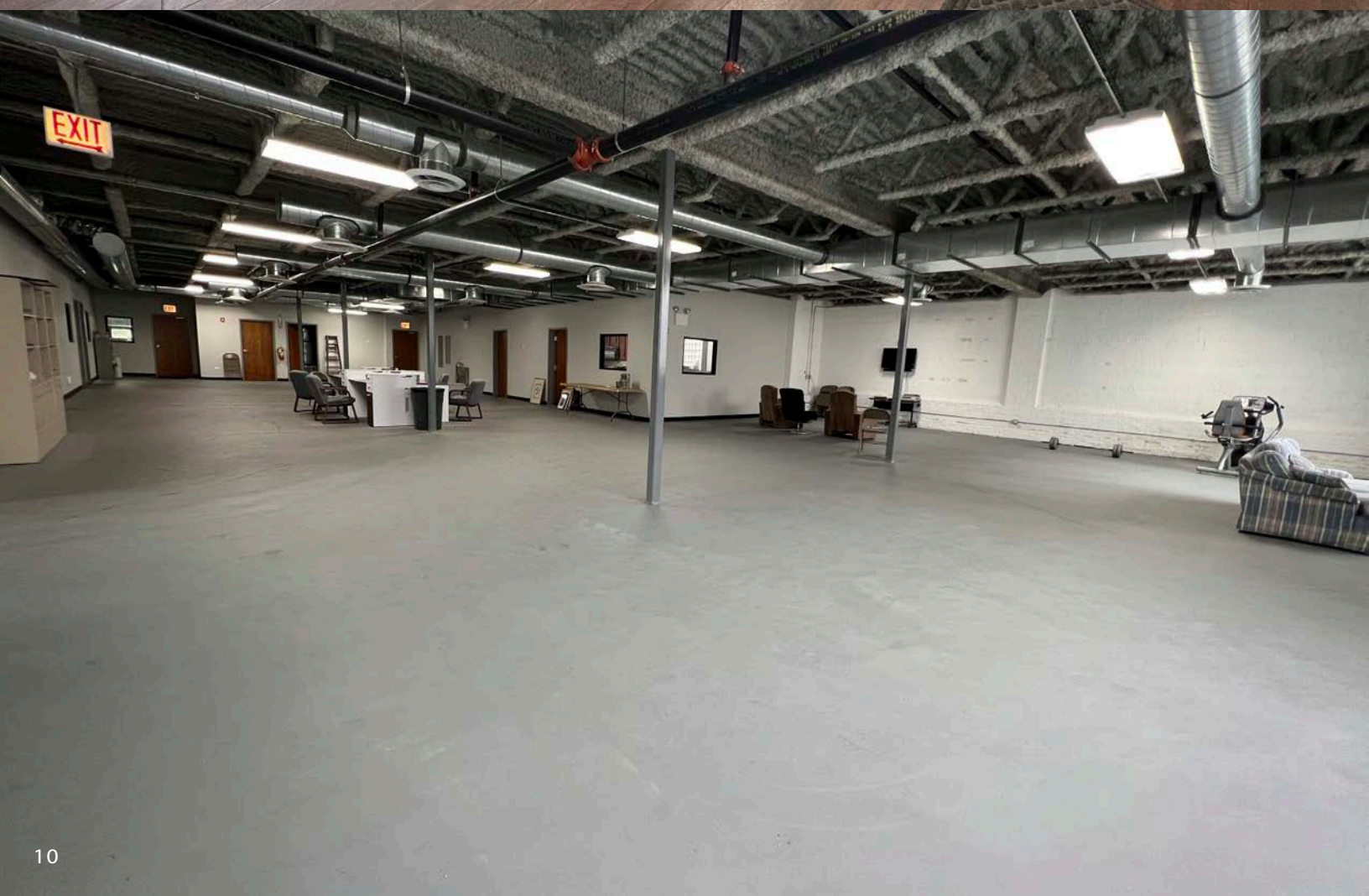
- 2012 -2013 Building Renovation
- Renovation of Upstairs Office
- Buildout of downstairs office
- New Mechanicals
- New Roof
- New Windows
- Tuckpointing
- New Sprinkler System
- New Electric
- New Plumbing



# 1<sup>ST</sup> FLOOR

1st Floor Building Area:	8,688 sq ft
1st Floor Breakdown:	Office: 1,680 sq ft Reception Area 3 Private Offices (10'6" x 16'1"; 18'0" x 16'1"; 22'1" x 16'1") Lunch Room Locker Room Restrooms
Warehouse:	7,008 sq. ft
Mechanicals:	1 RTU serving Office Area Electric Heaters for Warehouse
Clear Height:	10' to underside of support beam
Ceiling Heights:	11'5" to ceiling supports 12'6" floor to ceiling
Column Spacing:	15' (E to W) 18' (N to S)
Floor Drains:	Yes
Loading:	1 exterior truck level dock 1 drive-in-door (10'7" (W) x 10'5" (H)) 1 roll-up door
Basement Access:	Yes, Unfinished (16' x 31')
Windows:	Glass Block





# 2<sup>ND</sup> FLOOR

2nd Floor Building Area: 8,433 sq. ft

2nd Floor Breakdown:

- Office: Approx 3,200 sq ft
- Reception: 20'4" x 16'11"
- Office: 18'0" x 16'11"
- Office: 22'9" x 21'4"
- Office: 10'0" x 15'6"
- Conference Room: 27'0" x 15'6"
- Wet Lab: 28'11" x 15'6"
- Three (3) Restrooms
- Lunchroom/Kitchenette

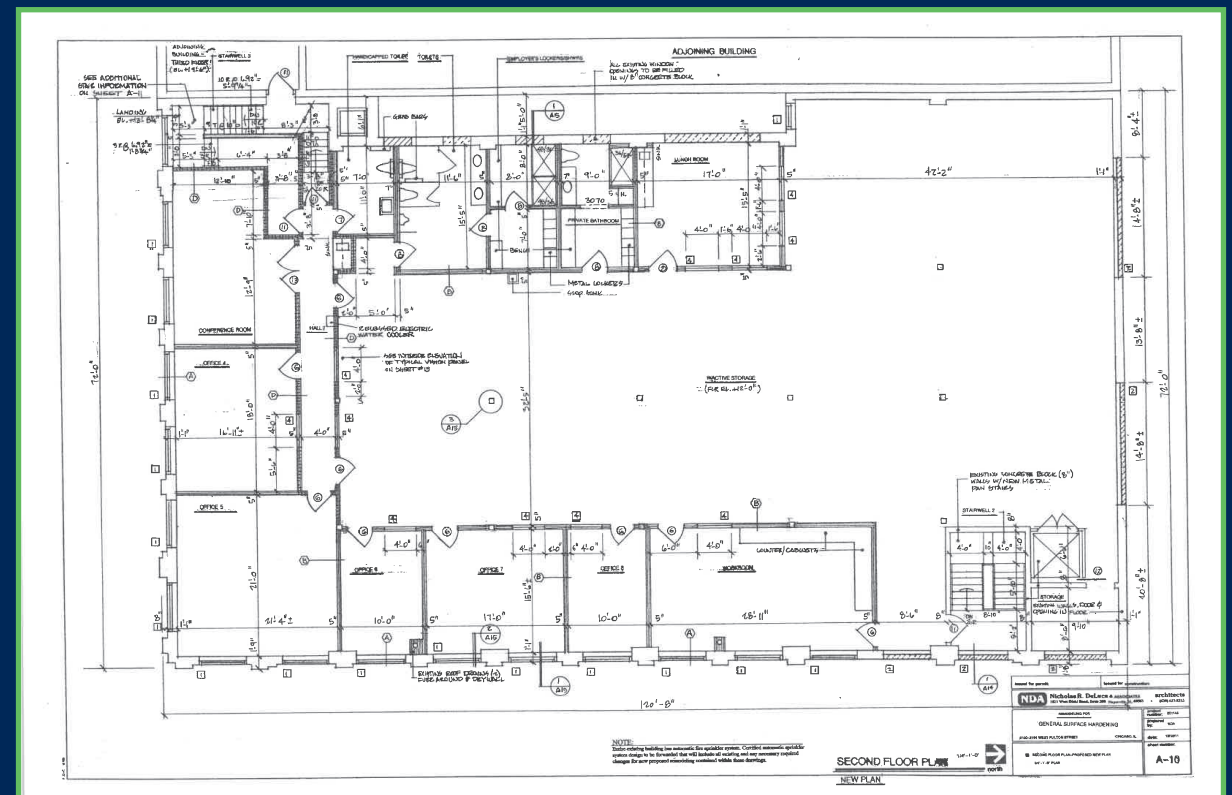
Storage Area: 5,233 sq. ft

Mechanicals: 2 RTUs

Clear Height: 10'6" underside of beam

Ceiling Heights: 12'0" floor to ceiling

Column Spacing: 18'9" (N to S)  
15'8" (E to West)



# 2108

## W. FULTON STREET

Address:	2108 W. Fulton St.   Chicago, IL 60612
PIN:	17-07-306-023-000
Property Type:	Industrial
Year Built:	1946
Construction:	Masonry & Steel
Total Land Area:	11,587 Sq. Ft.
Total Building Area:	13,857 Sq. Ft.
Total Number of Floors	2 + Mezzanine
Property Dimensions:	96' x 120.69'
Frontage:	96' along Fulton St.
Loading:	One (1) Drive-In Door (14'W x 13'10"H) Two (2) Interior Truck level dock (14'W x 13'10"H) Two (2) Roll-Up Docks (Above Grade) / Vents
1 <sup>st</sup> Floor Building Area:	11,587 Sq Ft.
1 <sup>st</sup> Floor Breakdown:	11,379 Sq. Ft. Warehouse/Restrooms 186 Sq. Ft. Office
Warehouse Clear Height:	17'8" to 22'9"
Warehouse Ceiling Heights:	25'3" Floor to Ceiling
Column Spacing:	3 Columns along Middle of Building 46' 7" (E to W) 36' 4" (N to S)
Roof:	Modified Bitumen (15 years old) with Metal Deck
Floor Drains:	Yes
Power:	1200 Amps   240 x 480 Volts
Roof:	Modified Bitumen (2013) with Metal Deck
Crane:	One (1) 10 Ton One (1) 7.5 Ton Two (2) Jib Cranes
Scale:	Yes
Basement:	No, Slab on Grade
Mezzanine:	600 Sq. Ft.   One (1) Office
2 <sup>nd</sup> Floor Addition:	Added 20 yrs ago
2 <sup>nd</sup> Floor Breakdown:	1,710 Sq. Ft. Three (3) Offices One (1) Conference Room Two (2) Single Stall Restrooms
Stairwells:	Two (2) Enclosed Stairwells

2020 Taxes:	\$23,915.64 (\$1.72/SF)
Property Tax Classification:	5-93: Industrial Building
2020 Property Tax Code   Tax Code Rate:	77106   6.934
Community Area:	Near West Side
Ward   Alderman:	27   Ald. Walter Burnett Jr.
Zoning   FAR:	PMD 4A   3.0
Planning Region:	WEST
Qualified Opportunity Zone:	No
Qualified Hub Zone:	Yes
Enterprise Zone:	EZ 4
TIF:	Kinzie Industrial Conservation Area
Small Business Improvement Fund:	Yes
Transit Oriented Development:	< 1000' to Damen/Lake CTA Station



# 2119

## W. FULTON STREET

Address:	2119 W. Fulton Street   Chicago, IL 60612
PIN:	17-07-310-004-0000
Property Type:	Industrial
Year Built:	1918
Construction:	Masonry & Steel
Total Land Area:	8,234 Sq. Ft.
Total Building Area:	8,684 Sq. Ft.
Total Number of Floors:	1 + Mezzanine
Property Dimensions:	33' x 124.75'
Frontage:	33' Along Fulton St.
Loading:	Two (2) Drive - In Doors (12'4"W x 12'2"H) 4 Roll-up/Ventilation Doors (Above Grade)
1 <sup>st</sup> Floor Building Area:	8,233 Sq. Ft.
1 <sup>st</sup> Floor Breakdown:	Warehouse
Warehouse Clear Height:	21'8"
Warehouse Ceiling Heights:	24'10"
Column Spacing:	No Columns- Free Span
Roof:	Tar and Gravel Covering Over Metal Deck
Floor Drains:	Trough Drains
Power:	1200 Amps (3 Phase, 4 Wire)
Sprinklered:	No
Crane:	Low Capacity Monorail and Job Cranes
Basement:	Yes, Small Boiler Room (removed) 14' x 30'
Mezzanine:	450 Sq. Ft. Locker Rooms / Restroom
Stairwells	One (1)

2020 Taxes	\$11,935.49 (\$1.37/SF)
Property Tax Classification:	5-93: Industrial Building
2020 Property Tax Code   Tax Code Rate	77106   6.934
Community Area:	Near West Side
Ward   Alderman	27   Ald. Walter Burnett Jr.
Zoning   FAR	PMD 4A   3.0
Planning Region:	WEST
Qualified Opportunity Zone	No
Qualified Hub Zone	Yes
Enterprise Zone:	EZ 4
TIF:	Kinzie Industrial Conservation Area
Small Business Improvement Fund	Yes
Transit Oriented Development	< 1000' to Damen/Lake CTA Station



# 2121

## W. CARROLL AVENUE

Address:	2121 W. Carroll Ave.   Chicago, IL
PIN:	17-07-306-024-0000
Property Type:	Industrial
Year Built:	1888 &
Construction:	Masonry and Steel Framing
Total Land Area:	21,670 Sq. Ft
Total Building Area:	17,290 Sq. Ft
Total Number of Floors	One (1)
Property Dimensions:	180.24' x 120.45' x 180.00' x 120.16'
Frontage:	180.24' Along Carroll Ave
Loading:	One (1) Drive-In Door
Sprinklered:	No
	3 Distinct Buildings
Warehouse Breakdown:	SE Building   Approx. 3,600 Sq. Ft. SW Building   Approx. 2,800 Sq. Ft. North (Main) Building   Approx. 10,890 Sq. Ft. No Washrooms 3 Interior Drive-In Doors Connecting Buildings
Warehouse Clear Height:	14'1" to 18'3"
Warehouse Ceiling Heights:	15'10" to 24'3"
Column Spacing:	SE Room 26' (N to S) / 29'2" (E to W)
Mechanicals:	Gas Fired Unit Heaters
Roof:	Built Up and Tar and Gravel Covering Over Metal Deck
Floor Drains:	Yes
Power:	1200 Amps (3 Phase, 4 Wire)
Crane:	Yes
Basement:	No
Interior Courtyard:	4,380 Sq. Ft.

2020 Taxes:	\$26,374.23 (\$1.52/SF)
Property Tax Classification:	5-93: Industrial Building
2020 Property Tax Code   Tax Code Rate	77106   6.934
Community Area:	Near West Side
Ward   Alderman	27   Ald. Walter Burnett Jr.
Zoning   FAR	PMD 4A   3.0
Planning Region:	WEST
Qualified Opportunity Zone	No
Qualified Hub Zone	Yes
Enterprise Zone:	EZ 4
TIF:	Kinzie Industrial Conservation Area
Small Business Improvement Fund	Yes
Transit Oriented Development	< 1200' to Damen/Lake CTA Station

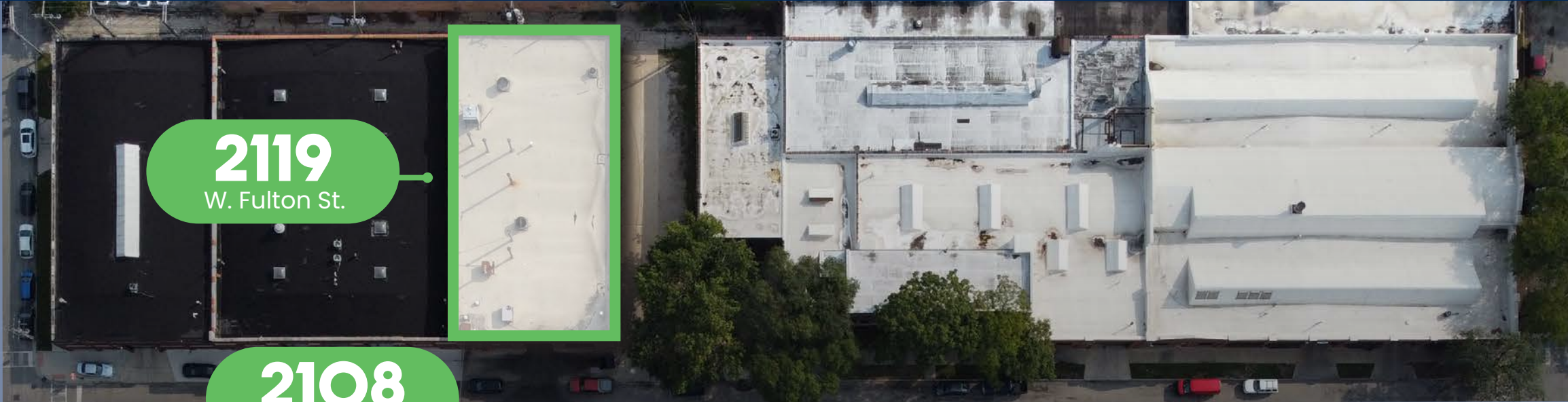


# OVERHEAD OVERVIEW



N. HOYNE AVE.

W. FULTON ST.



**2119**  
W. Fulton St.

**2108**  
W. Fulton St.

N. LEAVITT ST.

W. FULTON ST.



**2100**  
W. Fulton St.

N. HOYNE AVE.



**2121**  
W. Carroll Ave.

N. LEAVITT ST.

W. CARROLL AVE.

W. CARROLL AVE.

# BUSINESS INCUBATION STATION

PMD-4 Pro Business Corridor  
 No New Residential Construction Allowed  
 Historically Lower Taxes Per Square Foot  
 Enterprise Zone/TIF Zone/SPIF Zone  
 Hub Zone

Notable Companies Include;



Built in incubator with over 110 new and growing companies occupying the space.



Proposed Damen Green Line

2100 W. Fulton St.

2108 W. Fulton St.

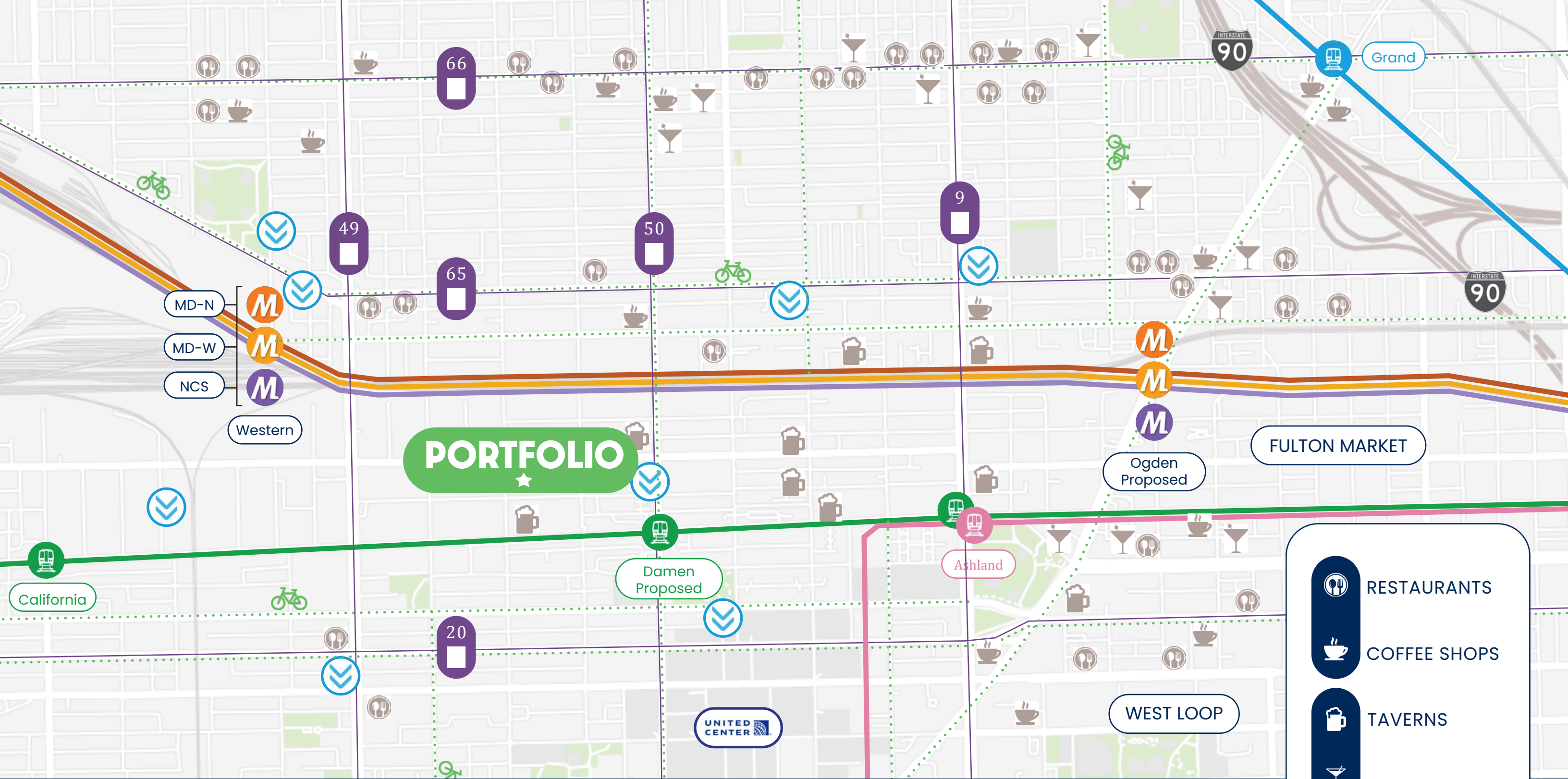
2119 W. Fulton St.

2121 W. Carroll Ave.

Truck Routes

2.5 miles to downtown

- Kinzie Corridor is home to over 16,000 workers
- Largest Corridor business use has shifted to B2B
- Regional proximity via expressways is appealing
- Surrounded by core neighborhoods, including Fulton Market, West Town, & Ukrainian Village
- Central location attracts diverse labor/talent pool



-  RESTAURANTS
-  COFFEE SHOPS
-  TAVERNS
-  BARS
-  BIKE PATHS
-  BUS ROUTES

**STAY  
CONNECTED**

**GSH**  
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