

FOR LEASE // WAREHOUSE / LIGHT MANUFACTURING

2201 W. Fulton Street

CHICAGO, IL 60612



Owen Wiesner
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2201 W. Fulton Street

Clean and modern warehouse or light manufacturing space, located in Chicago's vibrant Kinzie Corridor.

With up to ±15,150 SF of space available and strong loading capabilities, the Property is well suited for a variety of industrial users.

Lease Rate: Contact Broker

PROPERTY HIGHLIGHTS

- + **15,500 SF** available
- + Secured & gated parking available
- + Office spaces with existing conditions offering private offices, conference rooms, kitchenette, and bathrooms
- + Ceiling heights up to 17' clear in the warehouse area
- + Access to loading with oversized truck dock and drive-in doors.

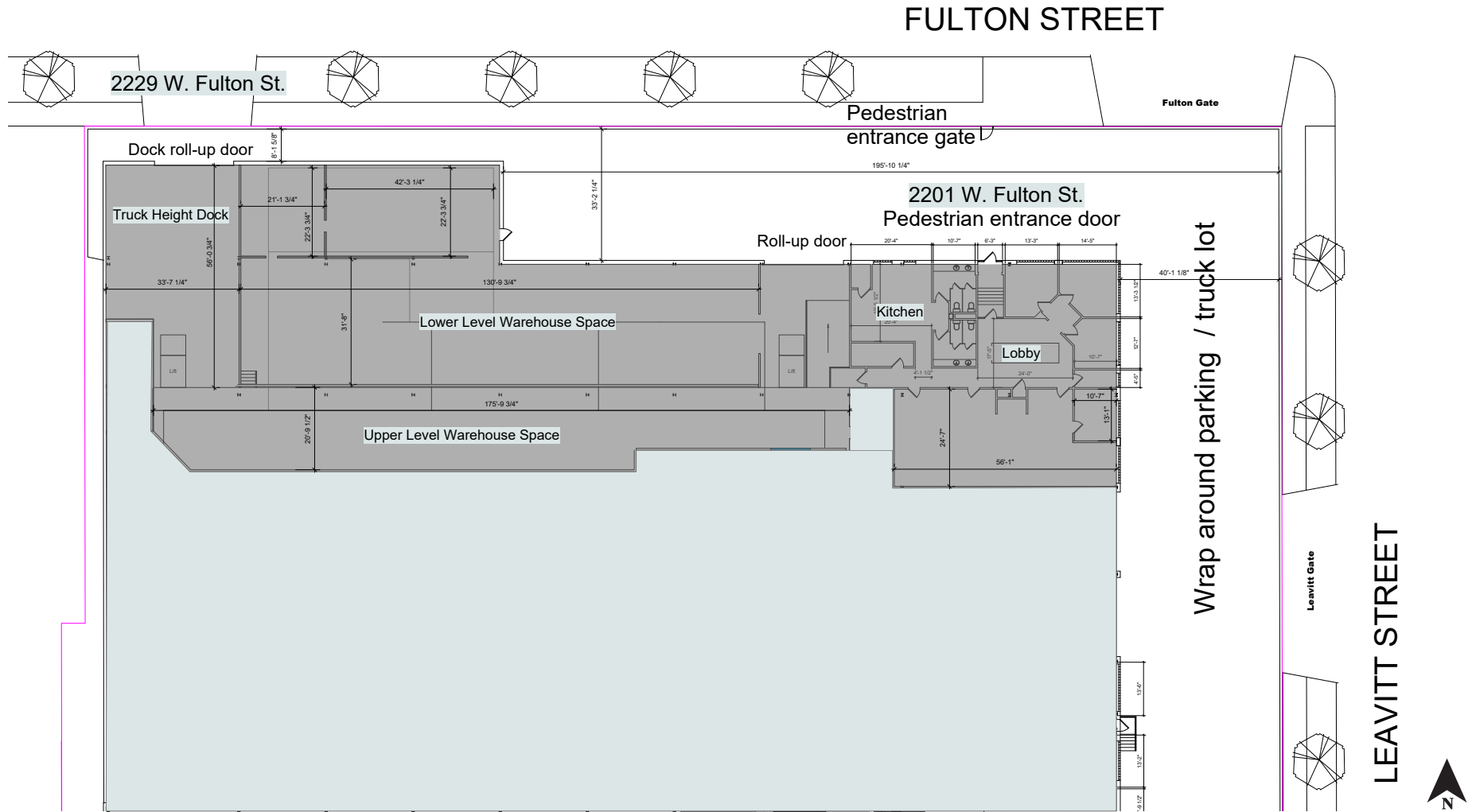


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FLOOR PLAN

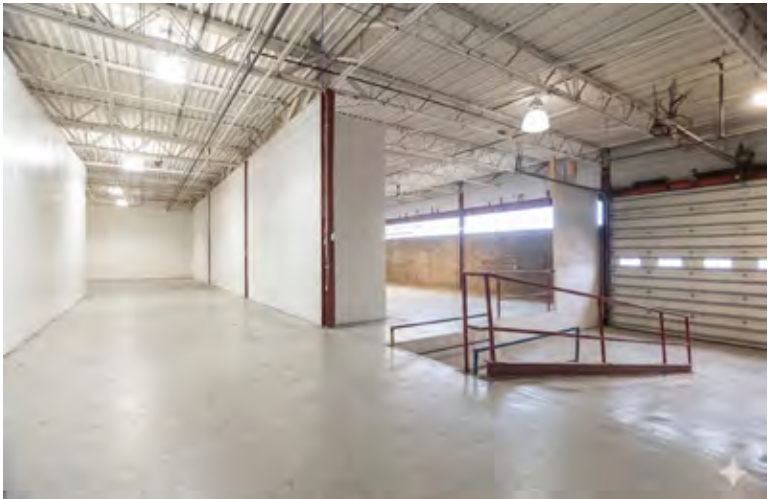
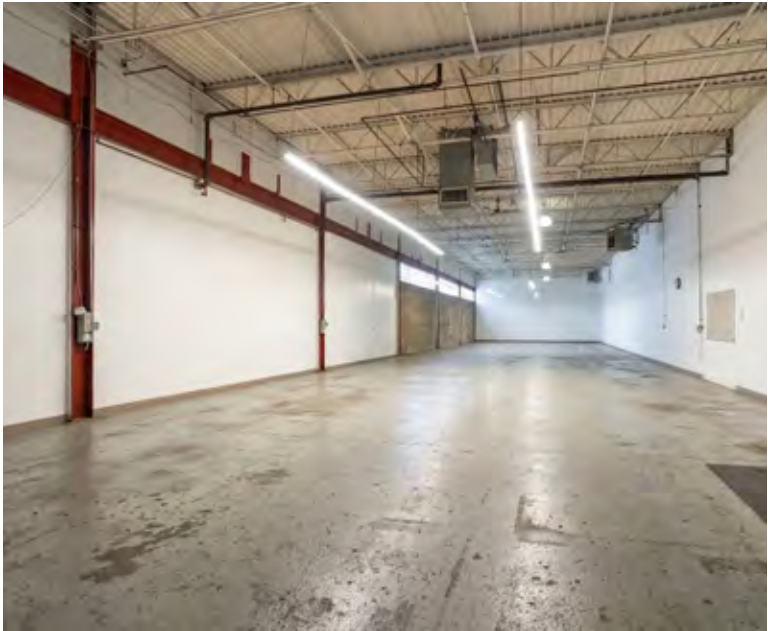


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PHOTOS



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KINZIE CORRIDOR / BREWERY DISTRICT

Kinzie Corridor / Brewery District, located just west of Fulton Market, is known for its dynamic mix of tech startups, design firms, production studios, breweries, and industrial businesses.

The area offers seamless connectivity with easy access to I-90/94, I-290, and public transit via the CTA Green and Pink Lines. With bike-friendly streets and convenient on-site parking, commuting is effortless for both city dwellers and suburban professionals.

2201 W. Fulton Street sits close to trendy coffee shops, craft breweries, and locally loved dining spots. Popular nearby destinations include Metric Coffee, Goose Island Taproom, and Maxwells Trading (*named one of Esquire Magazine's 2024 Best New Restaurants in America*). The property is also less than 10 minutes from Restaurant Row, Guinness Brewery, Punch Bowl Social, and other West Loop favorites for team outings, client meetings, and casual networking. It is located less than one mile from the United Center, the site of The 1901 Project.



Maxwells Trading



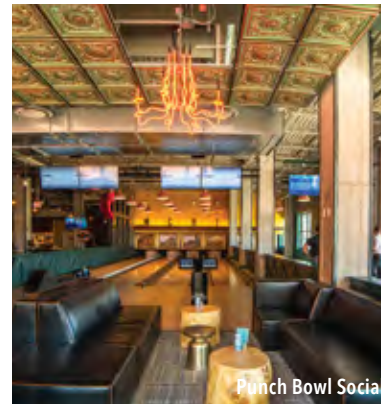
Goose Island Taproom



The 1901 Project @ United Center - a planned \$7 billion mixed use redevelopment expected to generate \$4.5 billion in annual economic impact for the surrounding area



Guinness Brewery



Punch Bowl Social

DEMOGRAPHIC HIGHLIGHTS (WITHIN 1 MILE)



\$144,367

Average Household Income



2.6%

Proj. Household Growth
(2023-2028)



62.2%

Bachelor's Degree or higher



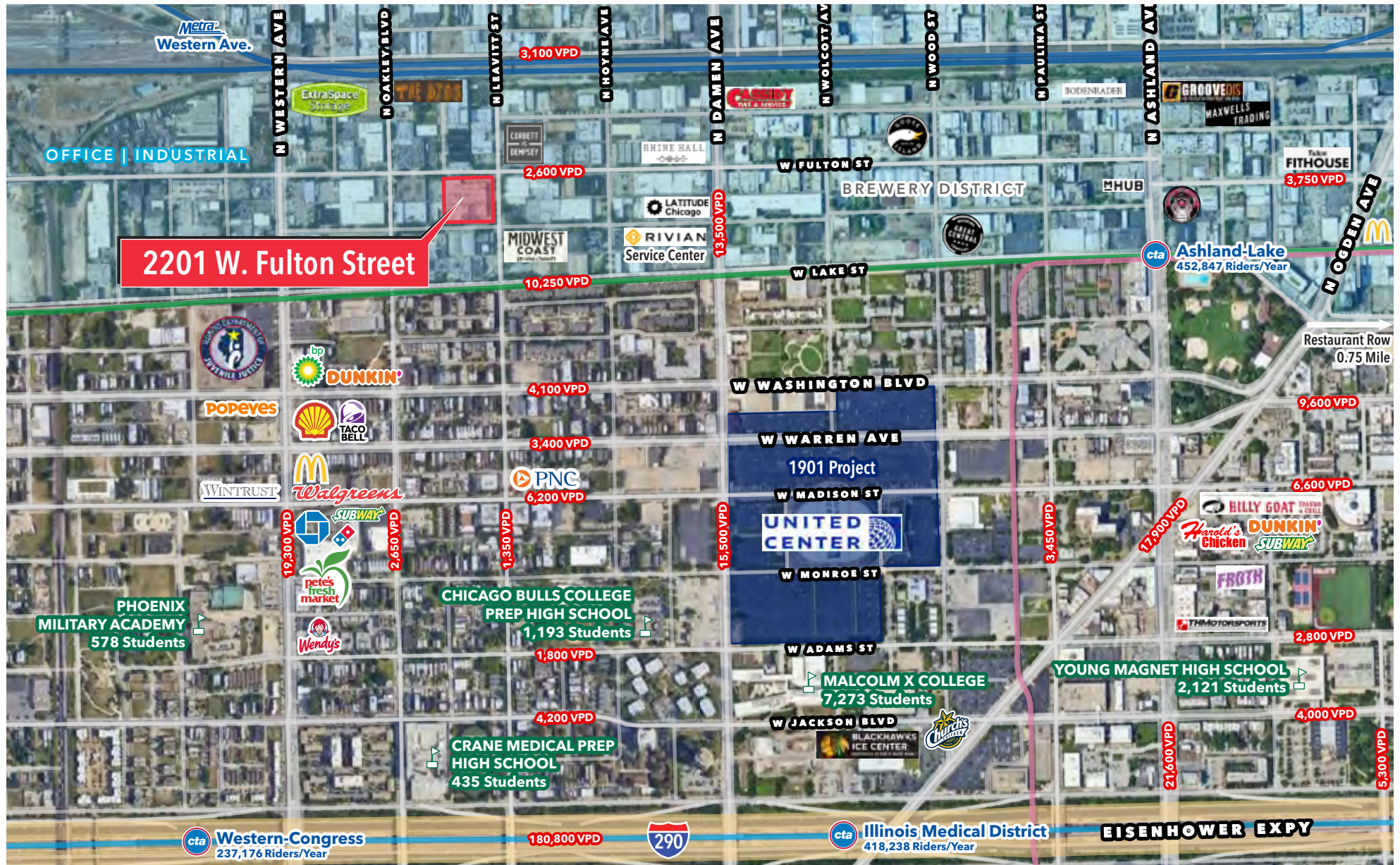
34.6

Median Age

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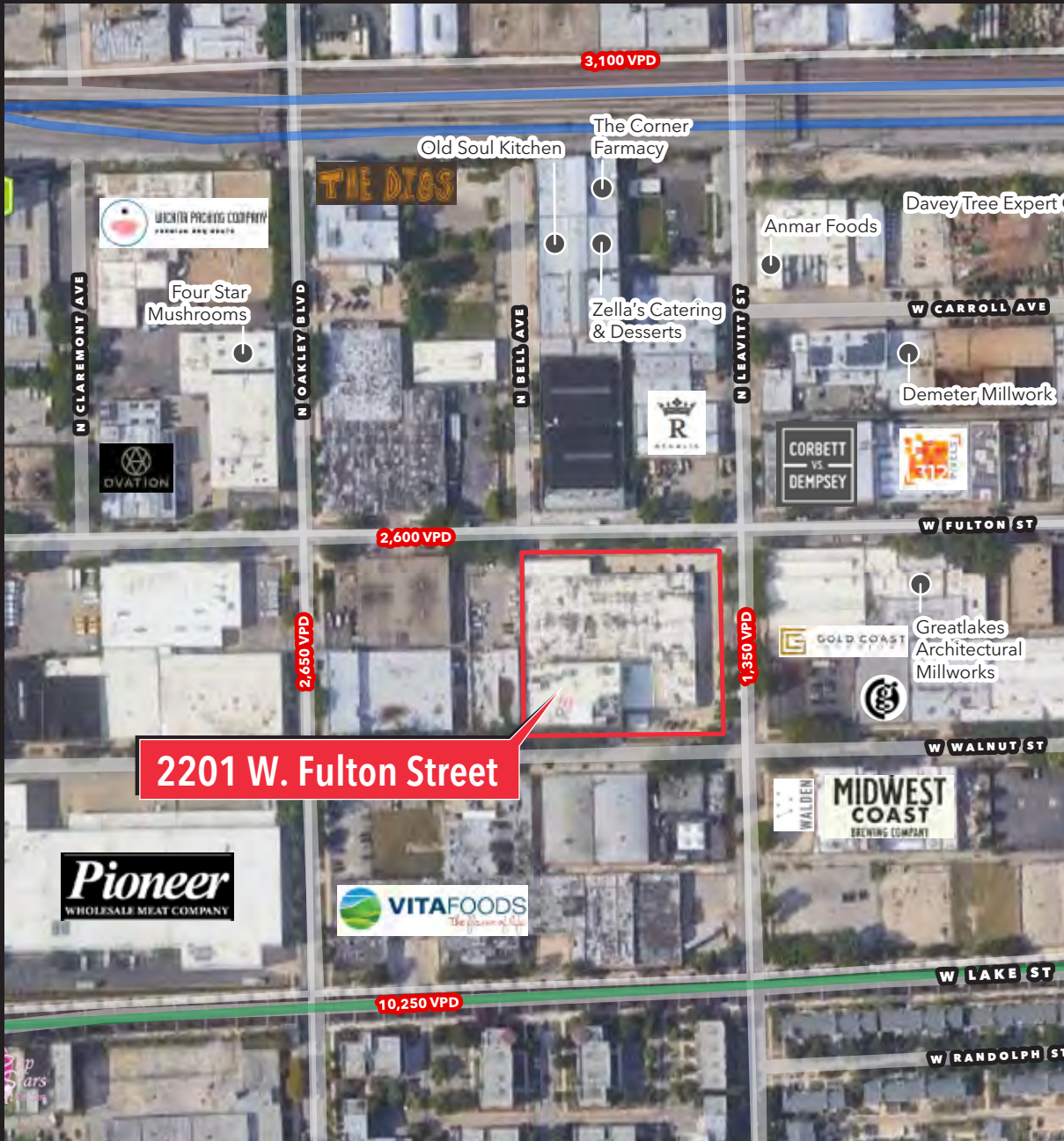




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