

2035 S. Racine Street

39,000 SF Warehouse / Office Space for Lease



FOR LEASING INFORMATION CONTACT:

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39,000 SF Warehouse / Office Available For Lease

2035 S. Racine Avenue is located in Chicago's vibrant Pilsen neighborhood. The building features $\pm 23,000$ SF of industrial / warehouse space with 22' clear ceiling heights, a wet sprinkler system, interior loading dock and drive-in door, and a new tear off roof installed in 2020. The building also offers loft office opportunities of up to $\pm 16,000$ SF over 3 floors, divisible to $\pm 5,300$ SF per floor.

Located in central Pilsen, the building has gated off-street private parking and excellent access to the I-90/94 and I-55 expressways.

ASKING RATES

OFFICE: \$14 - \$16 PSF MG

WAREHOUSE: \$12 PSF MG

AVAILABILITY: Immediate



BUILDING INFORMATION	
BUILDING SIZE:	±39,000 SF
LAND SIZE:	±31,000 SF
ZONING:	M1-2
TAXES (2018):	\$56,722
CEILING HEIGHTS:	Industrial / Warehouse : 22' clear (center bay) Office: 12' - 14' clear
POWER:	600 amps/ 480 volts / 3-phase
LOADING:	1 interior dock; 1 drive-in door
PARKING:	±25' x ±100' gated private lot



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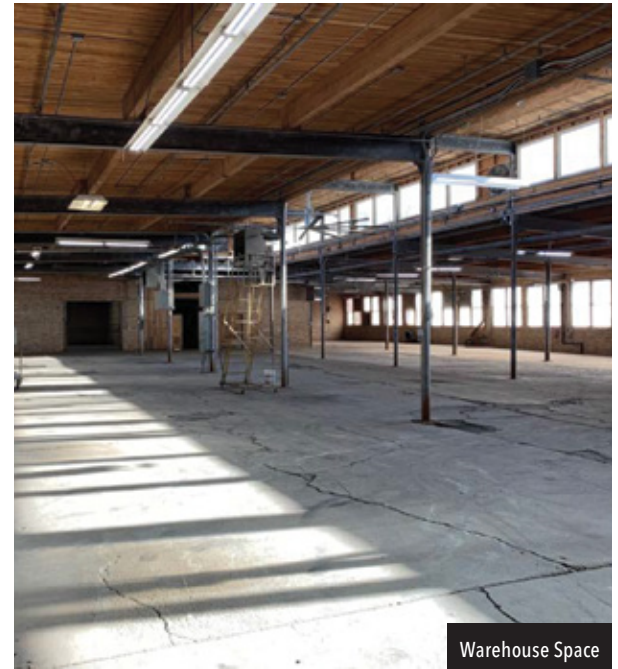




22' Clear Ceilings in Center Bay



Drive-In Door in Loading Area



Warehouse Space



Second Floor Office



Third Floor Office

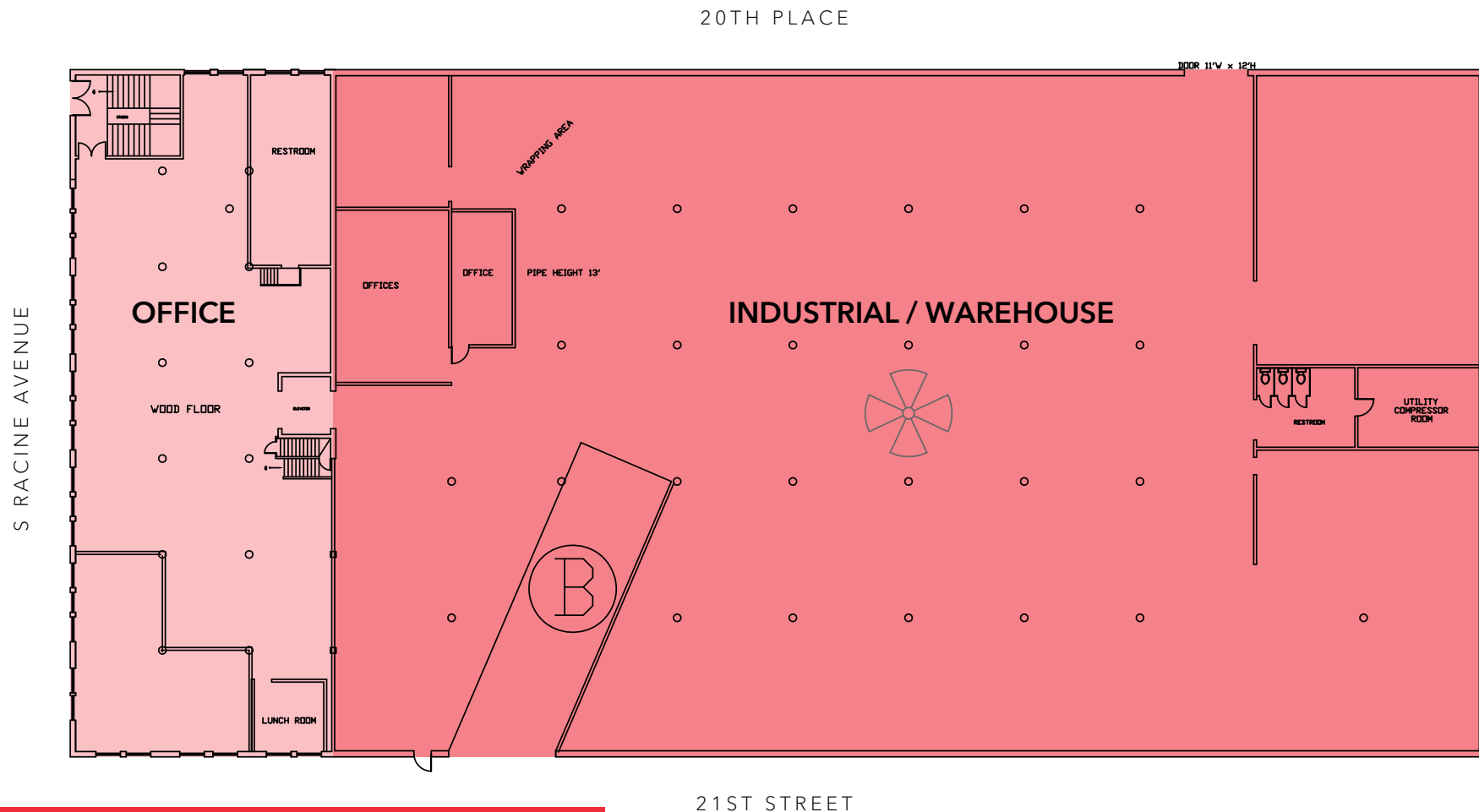


Third Floor Office

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FIRST FLOOR	
INDUSTRIAL / WAREHOUSE:	±23,000 SF Available \$12 PSF MG
OFFICE:	±5,265 SF Available \$14 - \$16 PSF MG

Office and industrial / warehouse spaces can be combined or leased separately.

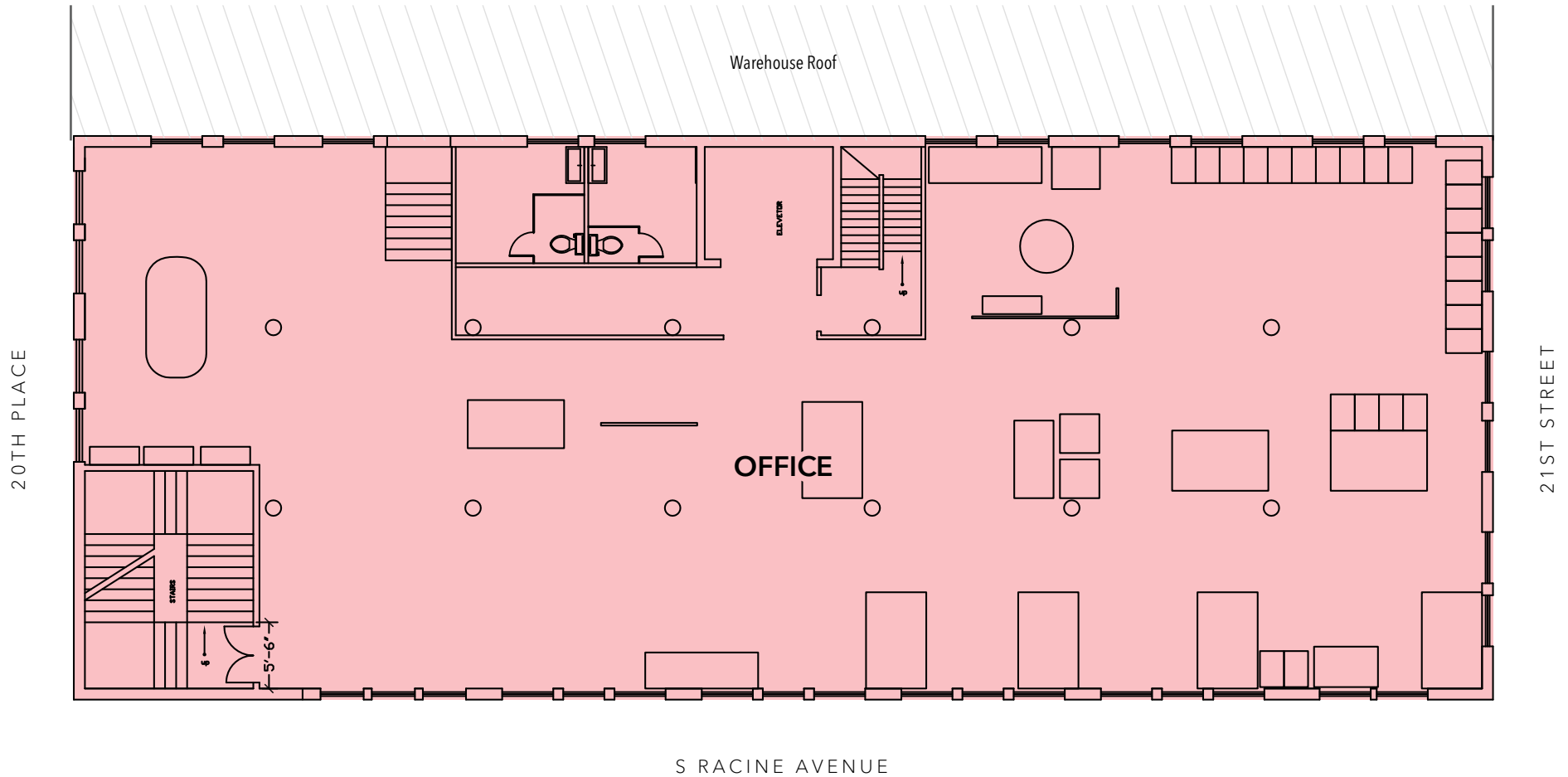
21ST STREET

FLOOR 1
360°
Virtual Tour
Scan code or visit <https://bit.ly/3HWMG9s>

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SECOND FLOOR

OFFICE: ±5,265 SF Available
\$14 - \$16 PSF MG

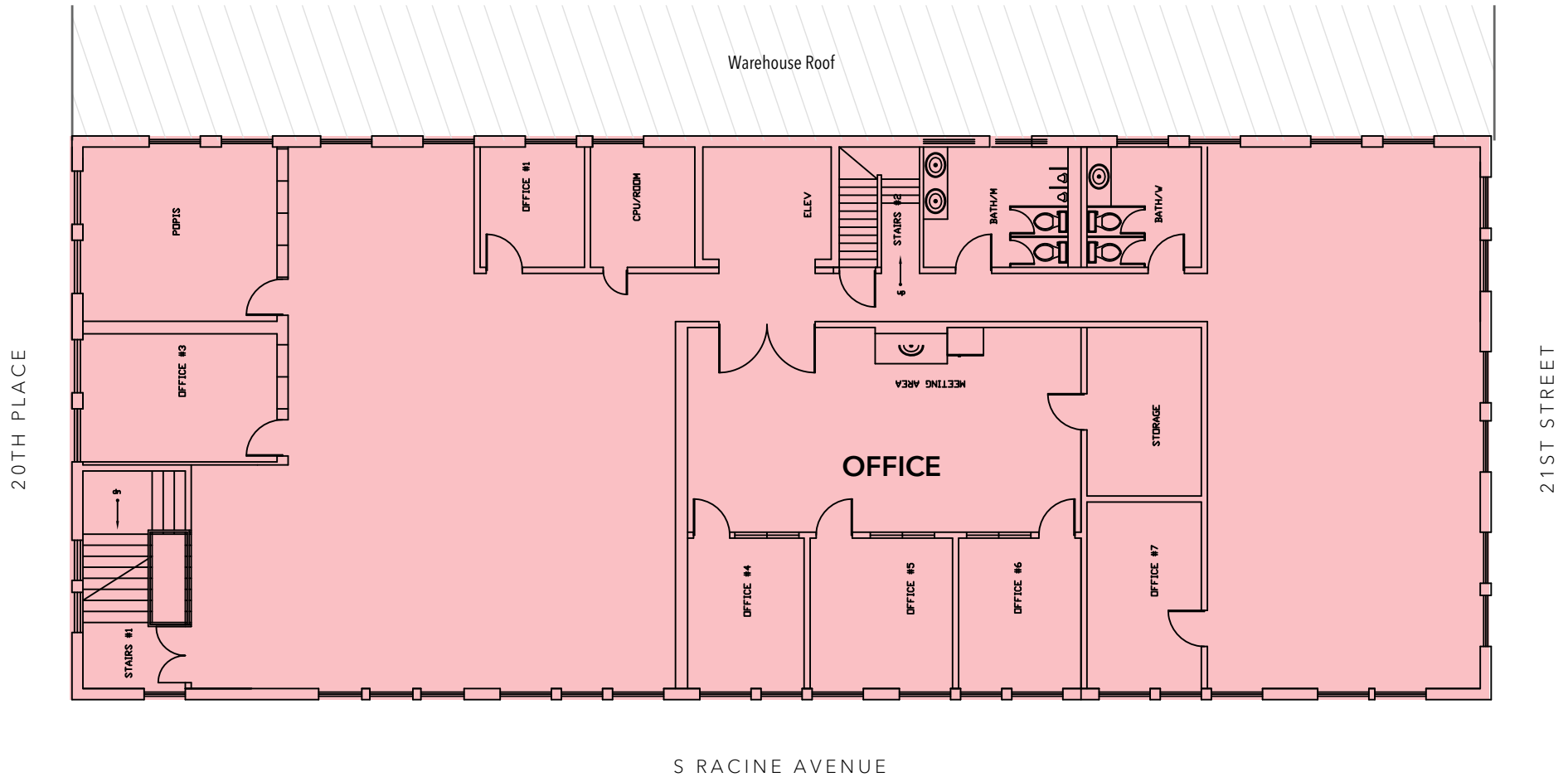
FLOOR 2

Scan code or visit <https://bit.ly/3LGCTX8>

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THIRD FLOOR

OFFICE: ±5,265 SF Available
\$14 - \$16 PSF MG

FLOOR 3
360°
Virtual Tour
Scan code or visit <https://bit.ly/354iilq>

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