

424 N WOOD STREET

CHICAGO, ILLINOIS

5,353 SF
AVAILABLE

±5,353 SF // BUILDING RECENTLY COMPLETELY RENOVATED
AVAILABLE FOR LEASE IN CHICAGO'S KINZIE CORRIDOR

Matt Cowie

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OWNED BY:



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HIGHLIGHTS



Total Building Size:	±20,500 SF
Total Site Size:	±0.57 acres (24,795 SF)
Available SF:	±5,353 SF
Ceiling Height:	12'0" to lowest beam 18'0" to trusses
Loading:	1 drive in door
Parking:	3 dedicated car spots
Power:	400-amps/3-phase/120/420 volts
Zoning:	PMD 4A
Asking Lease Rate:	Subject to offer

HIGHLIGHTS

- Completely renovated bow-truss style warehouse space
- Full HVAC in place
- New LED lighting (interior & exterior)
- Sandblasted ceiling and exposed brick
- New drive in door
- Parking lot upgrades
- New ADA restrooms

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FLOOR PLAN



Completely Renovated Bow-Truss
Style Warehouse Space



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ZONING

Kinzie Corridor Framework Plan Spurs Enhanced Potential

424 N Wood Street is centrally located in the PMD 4A zoning district within the new Kinzie Corridor Framework Plan, which now offers the following benefits:

- Office uses limited to 9,000 SF
- A wide array of permitted industrial uses
- A wide array of flex uses

New "L" Station
Opening 2024



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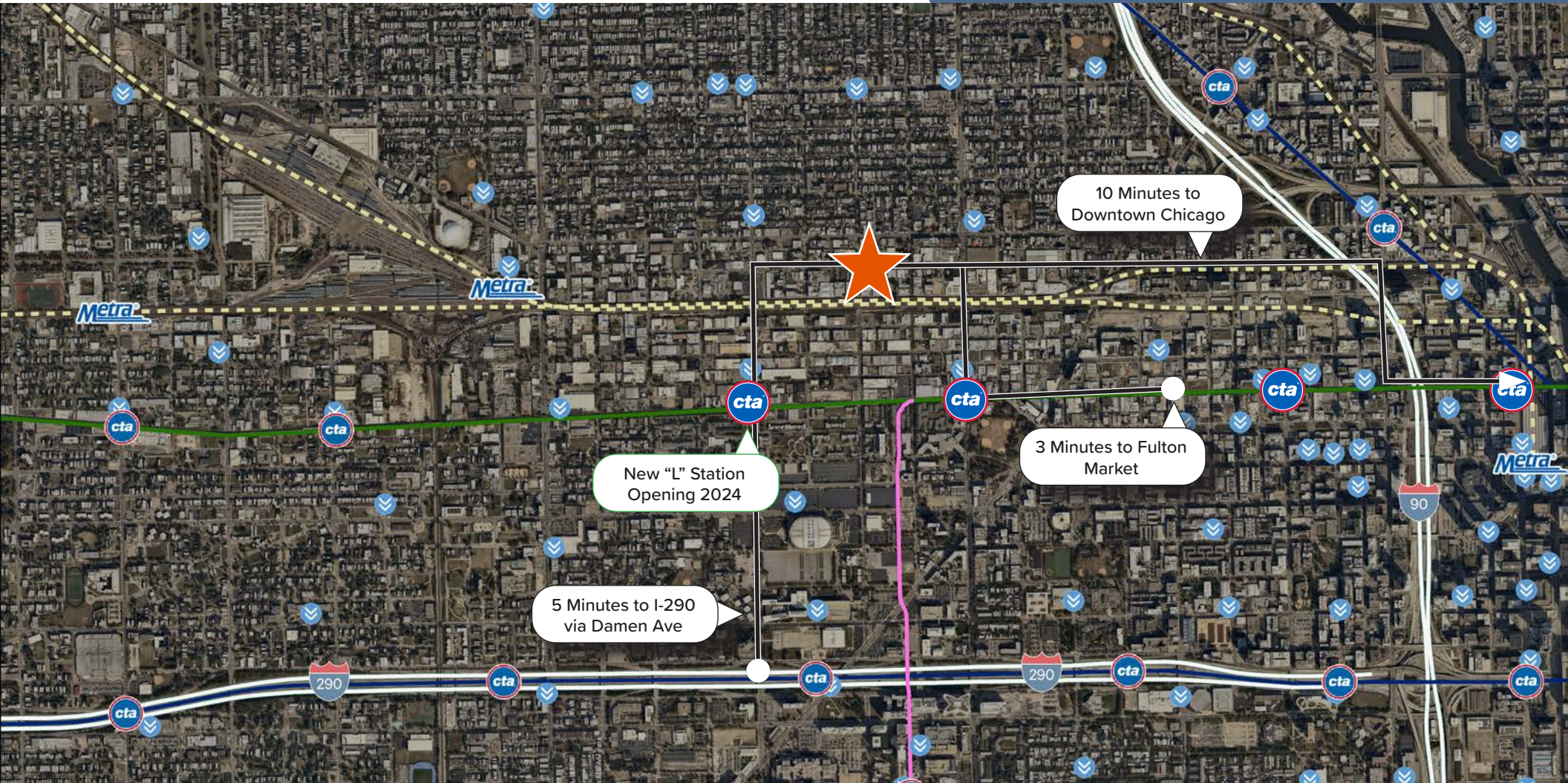
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ACCESS MAP



Immediate Access to Public Transportation & Just Minutes from Fulton Market & Downtown Chicago



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PROPERTY PHOTOS



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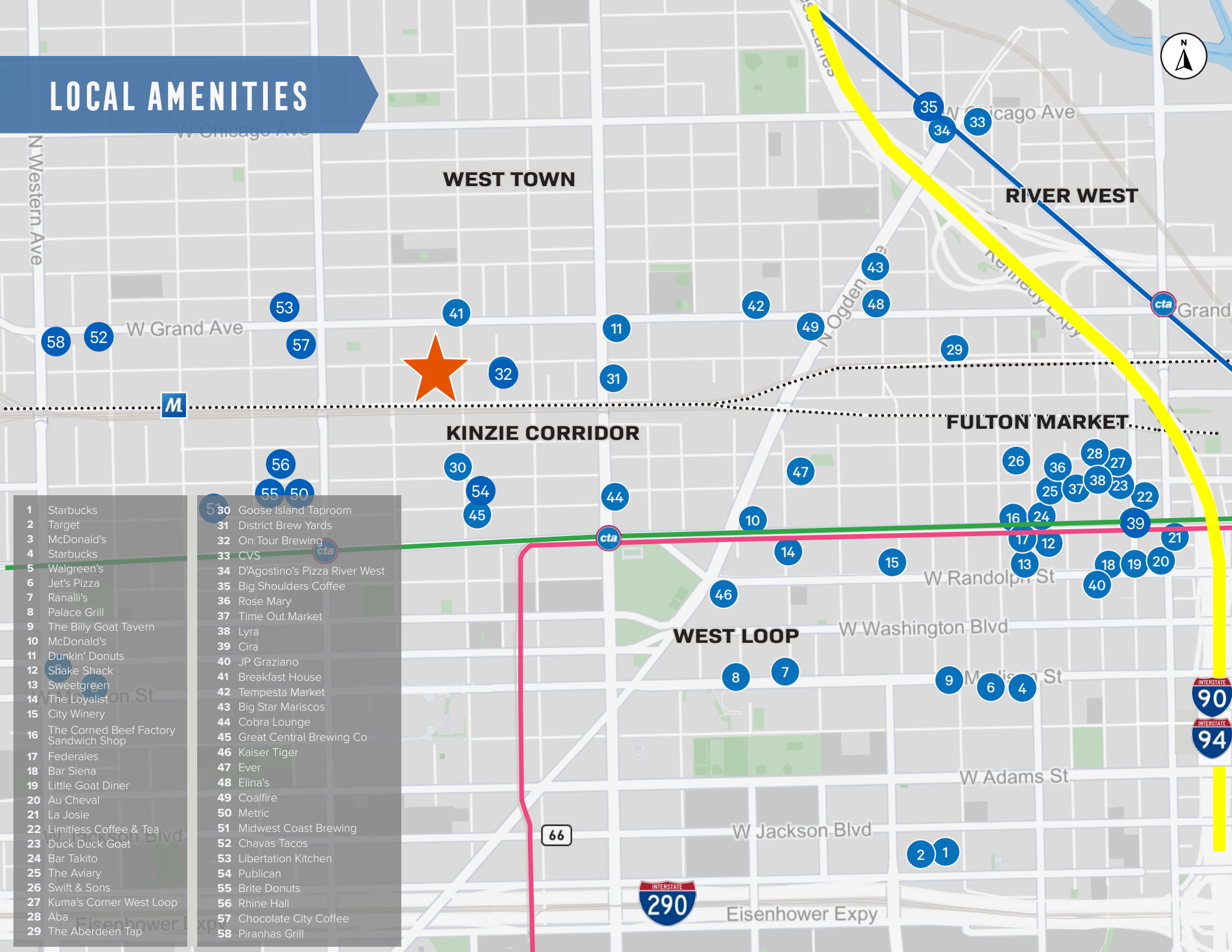
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LOCAL AMENITIES



- 1 Starbucks
- 2 Target
- 3 McDonald's
- 4 Starbucks
- 5 Walgreen's
- 6 Jet's Pizza
- 7 Ranalli's
- 8 Palace Grill
- 9 The Billy Goat Tavern
- 10 McDonald's
- 11 Dunkin' Donuts
- 12 Shake Shack
- 13 Sweetgreen
- 14 The Loyalist
- 15 City Winery
- 16 The Corned Beef Factory Sandwich Shop
- 17 Federales
- 18 Bar Siena
- 19 Little Goat Diner
- 20 Au Cheval
- 21 La Josie
- 22 Limitless Coffee & Tea
- 23 Duck Duck Goat
- 24 Bar Takito
- 25 The Aviary
- 26 Swift & Sons
- 27 Kuma's Corner West Loop
- 28 Aba
- 29 The Aberdeen Tap
- 30 Goose Island Taproom
- 31 District Brew Yards
- 32 On Tour Brewing
- 33 CVS
- 34 D'Agostino's Pizza River West
- 35 Big Shoulders Coffee
- 36 Rose Mary
- 37 Time Out Market
- 38 Lyra
- 39 Cira
- 40 JP Graziano
- 41 Breakfast House
- 42 Tempesta Market
- 43 Big Star Mariscos
- 44 Cobra Lounge
- 45 Great Central Brewing Co
- 46 Kaiser Tiger
- 47 Ever
- 48 Elina's
- 49 Coalfire
- 50 Metric
- 51 Midwest Coast Brewing
- 52 Chavas Tacos
- 53 Liberation Kitchen
- 54 Publican
- 55 Brite Donuts
- 56 Rhine Hall
- 57 Chocolate City Coffee
- 58 Piranhas Grill



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FOR MORE INFORMATION PLEASE CONTACT:

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