

INDUSTRIAL
BUILDING
FOR SALE

±23,270 SF
(DIVISIBLE)

Excellent
User/Investor
Opportunity

Recently
Renovated
Office Areas


TRANSWESTERN
REAL ESTATE
SERVICES

2056 W. WALNUT STREET

Chicago, IL 60612
[Property Website](#)

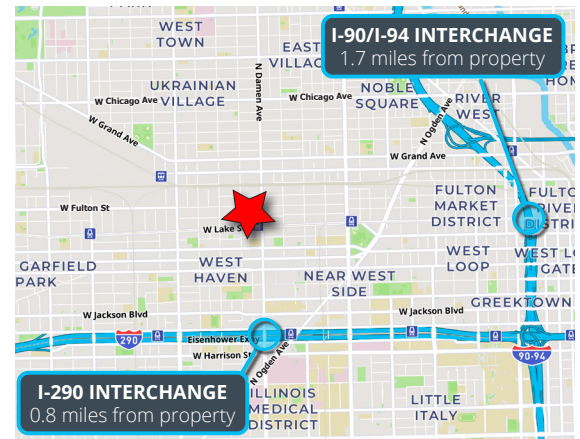


SPECIFICATIONS

- Building Size: ±23,270 SF
- Land Area: ±0.61 AC
- Divisible To: ±5,000 SF
- Office Size: ±3,500 SF
- Ceiling Height: 11'6" - 15'8"
- Loading: 1 Int Dock / 3 DID
- Power: 400 Amps
- Parking: ±13 Spaces + Street
- Zoning: PMD-4A
- Heating: Gas
- Years Built: 1907 - 1960
- Construction: Masonry / Steel
- RE Taxes: \$3.82 PSF (2023)
- **Sale Price: Subject to Offer**

HIGHLIGHTS

- Very well-maintained industrial facility
- Located epicenter of Kinzie Corridor
- Recently renovated high-image offices
- Fenced-in parking lot
- PMD-4A zoning district offers flexible industrial and flex uses
- Immediate access to major highways and public transportation
- Excellent user/investor opportunity
- Lease in place through February 2027 (Inquire with brokers for lease details)



Ross Lehrman
Senior Vice President
847.588.5671
ross.lehrman@transwestern.com

Joe Karmin, SIOR
Executive Vice President
847.588.5670
joe.karmin@transwestern.com

Justin Lerner, SIOR
Executive Vice President
847.588.5665
justin.lerner@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern.

**INDUSTRIAL
BUILDING
FOR SALE**

**±23,270 SF
(DIVISIBLE)**

Excellent
User/Investor
Opportunity

Recently
Renovated
Office Areas



TRANSWESTERN

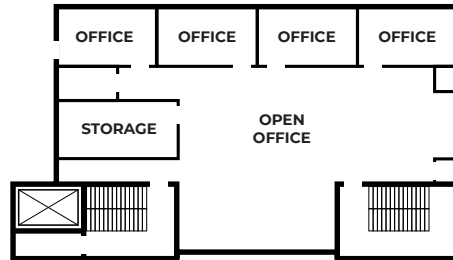
REAL ESTATE
SERVICES

2056 W. WALNUT STREET

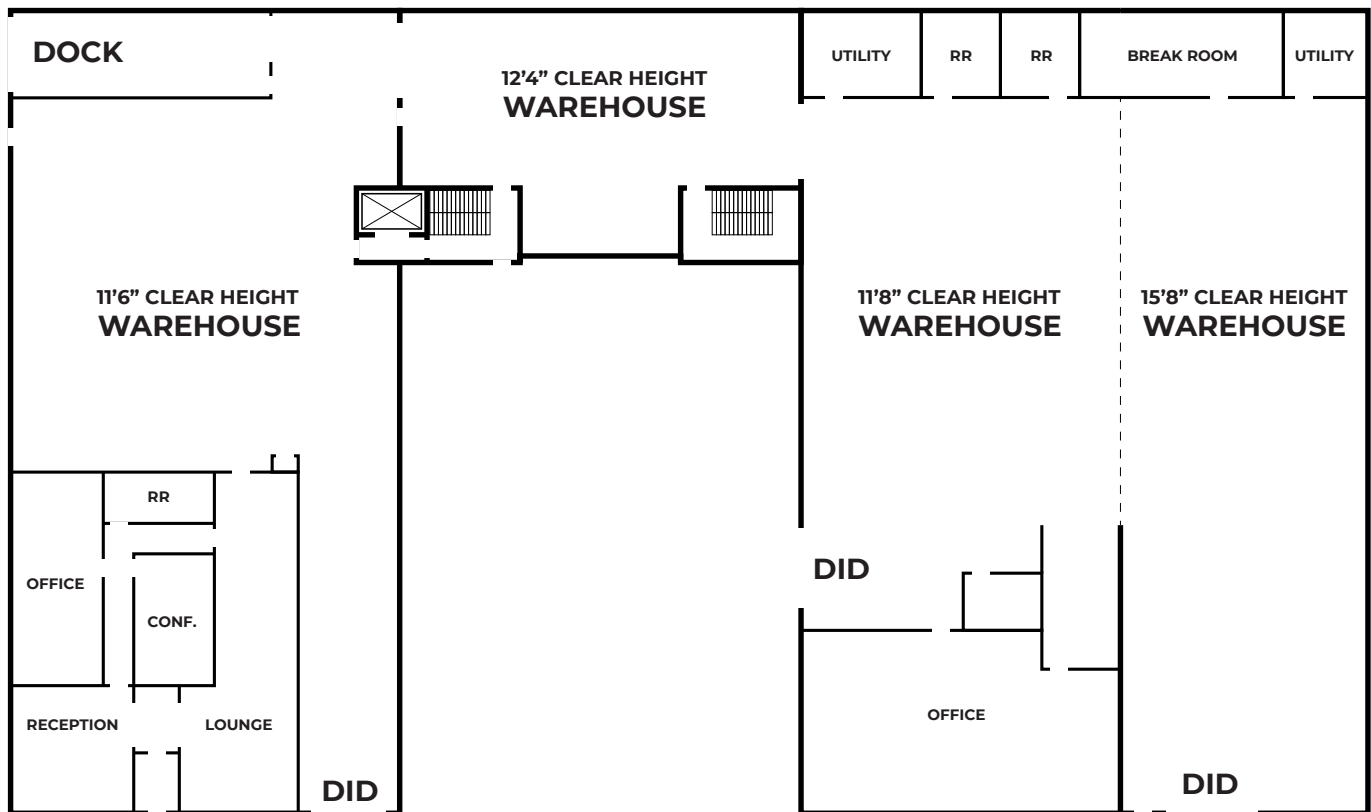
Chicago, IL 60612

[Property Website](#)

FLOOR PLAN



2ND FLOOR



**Drawing not to scale*

1ST FLOOR

Ross Lehrman
Senior Vice President
847.588.5671
ross.lehrman@transwestern.com

Joe Karmin, SIOR
Executive Vice President
847.588.5670
joe.karmin@transwestern.com

Justin Lerner, SIOR
Executive Vice President
847.588.5665
justin.lerner@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern.

**INDUSTRIAL
BUILDING
FOR SALE**

**±23,270 SF
(DIVISIBLE)**

Excellent
User/Investor
Opportunity

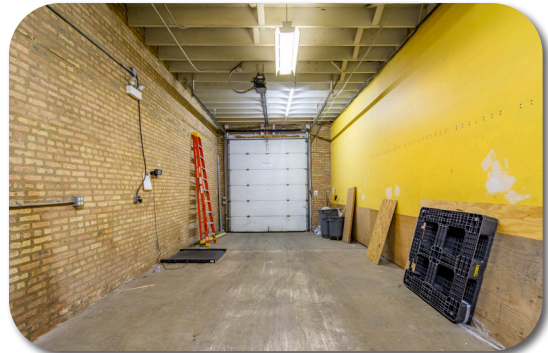
Recently
Renovated
Office Areas


TRANSWESTERN
REAL ESTATE
SERVICES

2056 W. WALNUT STREET

Chicago, IL 60612
[Property Website](#)

PROPERTY PHOTOS



[CLICK HERE TO VIEW ALL PHOTOS](#)

Ross Lehrman
Senior Vice President
847.588.5671
ross.lehrman@transwestern.com

Joe Karmin, SIOR
Executive Vice President
847.588.5670
joe.karmin@transwestern.com

Justin Lerner, SIOR
Executive Vice President
847.588.5665
justin.lerner@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern.