



21,400 SF FLEX/WAREHOUSE AVAILABLE FOR LEASE

1740 W WEBSTER AVENUE

CHICAGO, IL

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Chicago, IL

PROPERTY HIGHLIGHTS

This 21,400 square foot flex/warehouse space is for lease at \$12.00/SF modified gross. Amenities include 20' ceilings, two grade-level doors, 26'6" x 17'3" column space, 1,400 square foot office space on the second floor with HVAC, fully sand-blasted, skylights and 8 parking spots.

Excellent location just blocks from I-90-94 at Fullerton or Armitage exits. Very Public-Transit friendly.

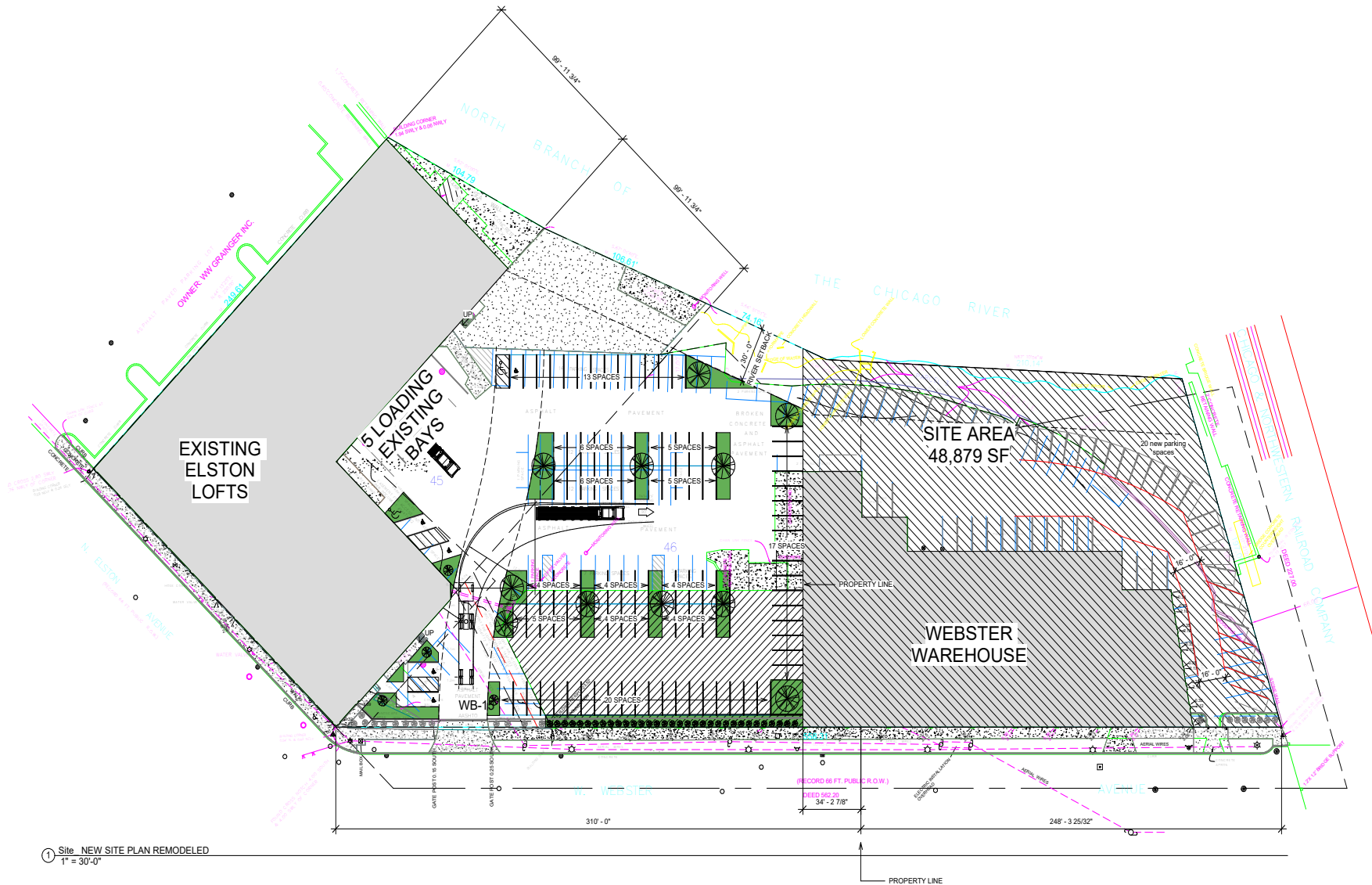
PROPERTY FEATURES

Lease Rate:	\$12.00 SF/yr (MG)
Available SF:	21,400 SF
Ceiling Height:	20'
Grade Level Doors:	2 (10' x 14' and 12" 12')
Column Spacing:	26'6" x 17'3"
Parking:	8 spots
Zoning:	C3-3



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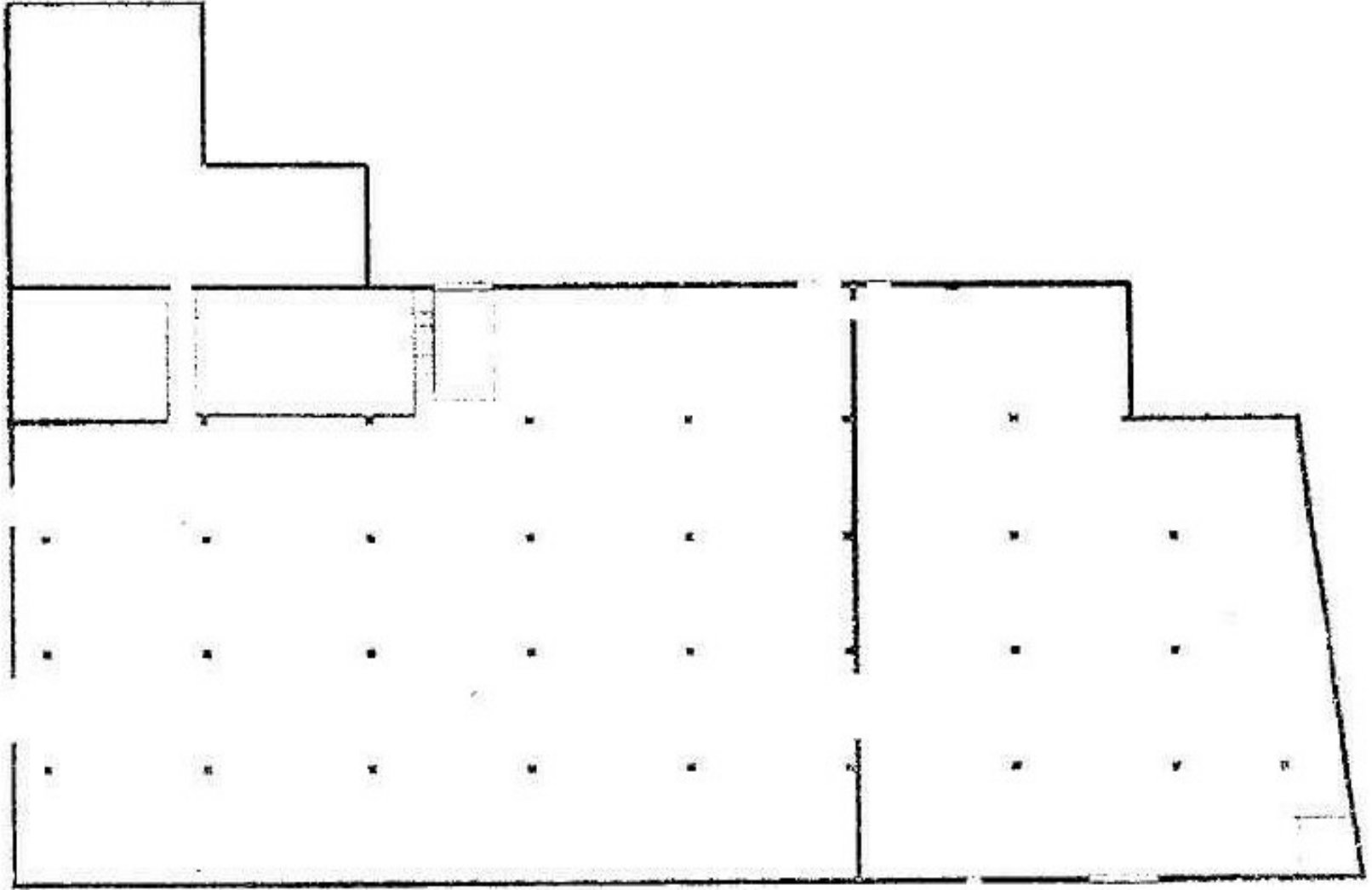
Chicago, IL



① Site - NEW SITE PLAN REMODELED
1" = 30'-0"

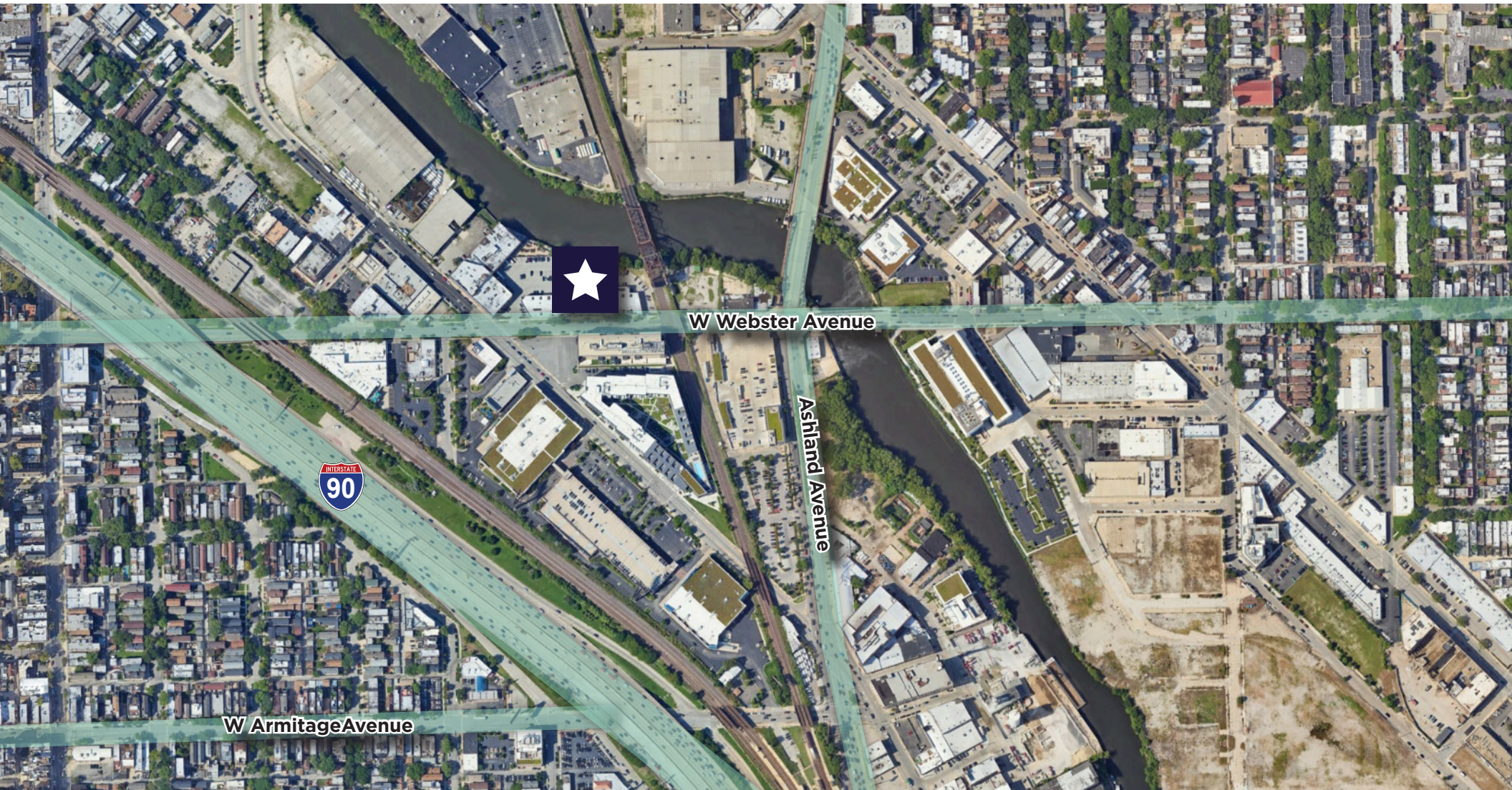
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