

FREE STANDING FLEX FOR LEASE

North Center

2326 W NELSON ST

Chicago, IL 60618

PRESENTED BY:

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PROPERTY SUMMARY (1-2)



OFFERING SUMMARY

LEASE RATE:	\$6,500.00 per month (MG)
BUILDING SIZE:	6,250 SF
AVAILABLE SF:	6,250 SF
PARKING:	Yes
YEAR BUILT:	1927
ZONING:	M1-2
MARKET:	Chicago

PROPERTY OVERVIEW

This right-sized 6,250 square-foot, free-standing industrial flex building is ideal for small businesses seeking a versatile and cost-effective space. This rare stand-alone bow truss building includes 10' wide x 12' high front-and-rear drive-in overhead doors and skylit column-free space. The floor to underside of trusses measures 12'.

The property also features off-street parking directly in front of the building, 400 amp 240V three-phase service, two washrooms, and gas-forced air heat.

Hard to find M zoning allows for a wide range of uses including light manufacturing, distribution, sign production, repair services, motor vehicle repair, kenneling/boarding, and storage.

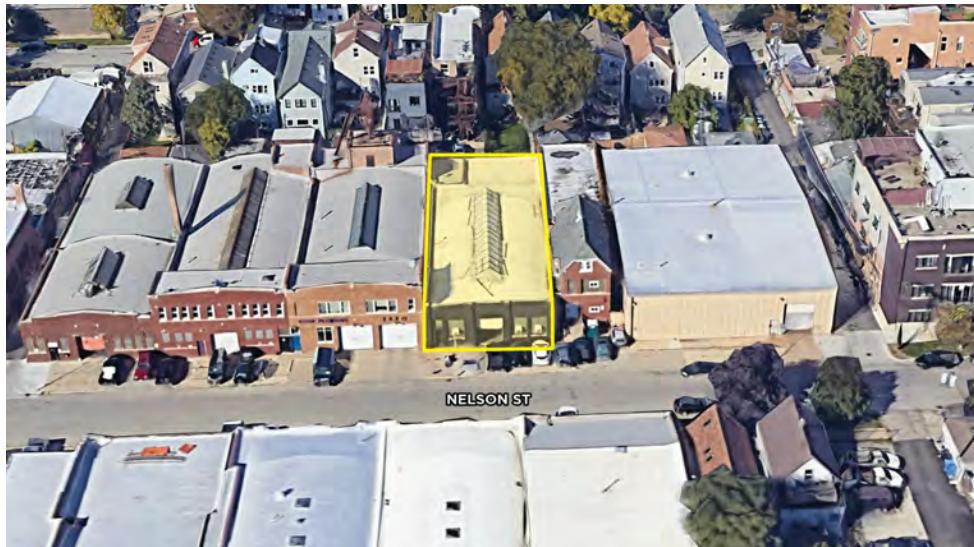
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PROPERTY SUMMARY (2-2)



OFFERING SUMMARY

ELECTRIC SERVICE:	400a/240v 3-Phase
WASHROOMS:	2
AVAILABLE SF:	6,250 SF
CEILING HEIGHTS:	12' - 18'
HVAC:	Gas Forced Air
OVERHEAD DOORS:	2 -10'w x 12' h
ACCESS:	Front and Rear Overhead Doors

LOCATION OVERVIEW

The subject property, situated at 2326 W Nelson just east of Western Avenue, boasts convenient access from both north and southbound traffic. Its strategic location, less than a mile from I-90, facilitates swift connectivity to downtown Chicago and the northern and northwestern suburbs. Noteworthy locales such as Logan Square, Lakeview, Bucktown, Wicker Park, and Lincoln Park are within minutes' reach, enhancing the property's appeal.

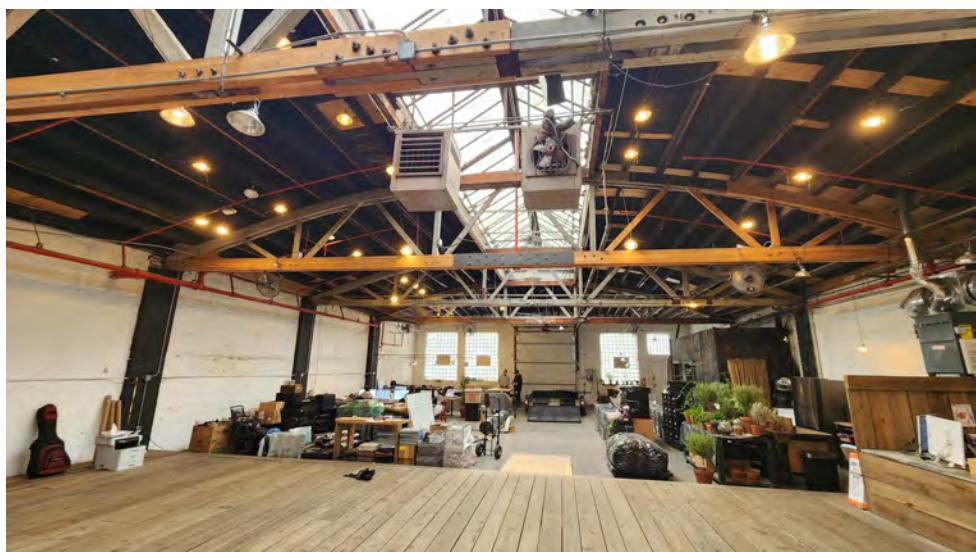
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ADDITIONAL PHOTOS



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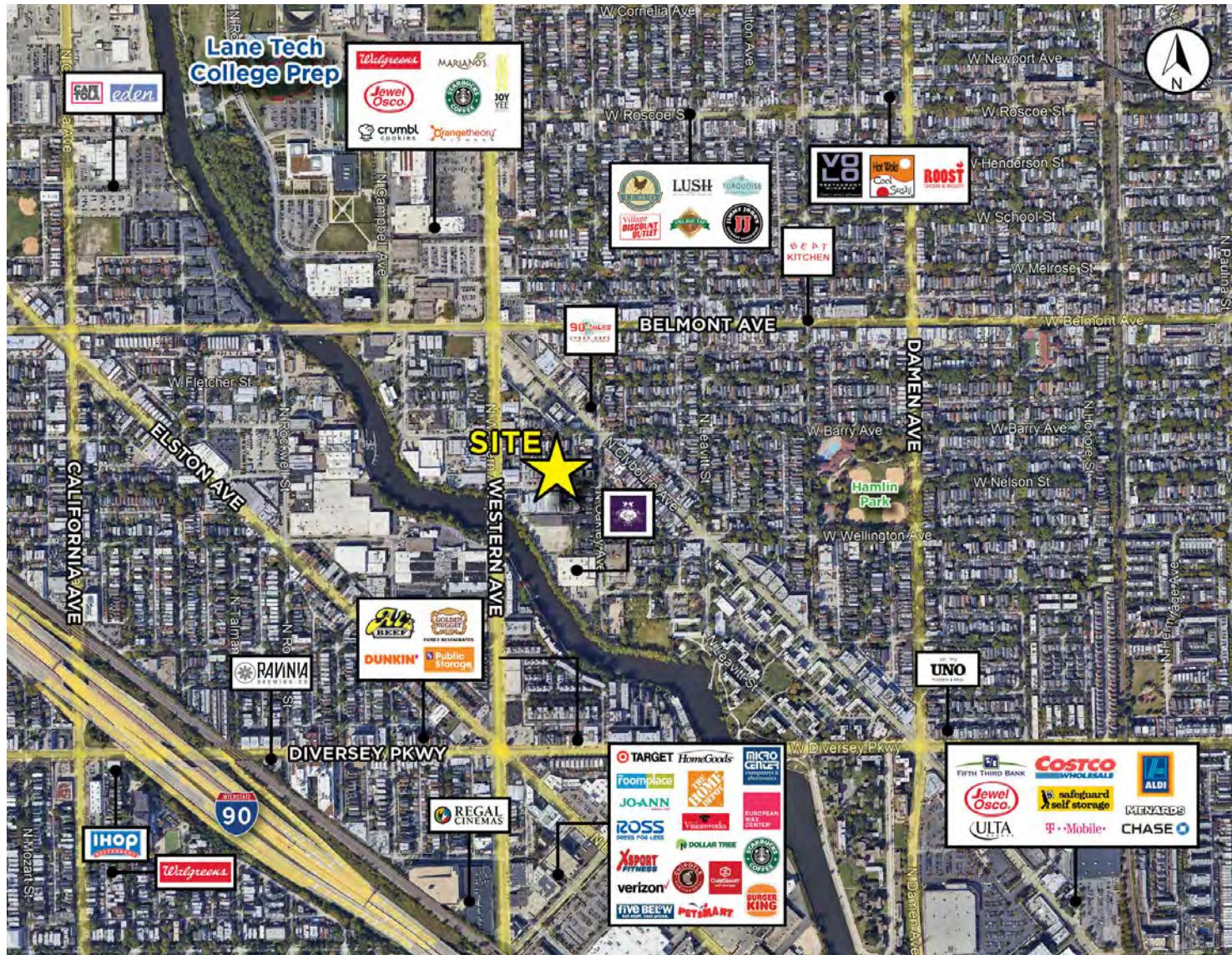
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RETAILER MAP



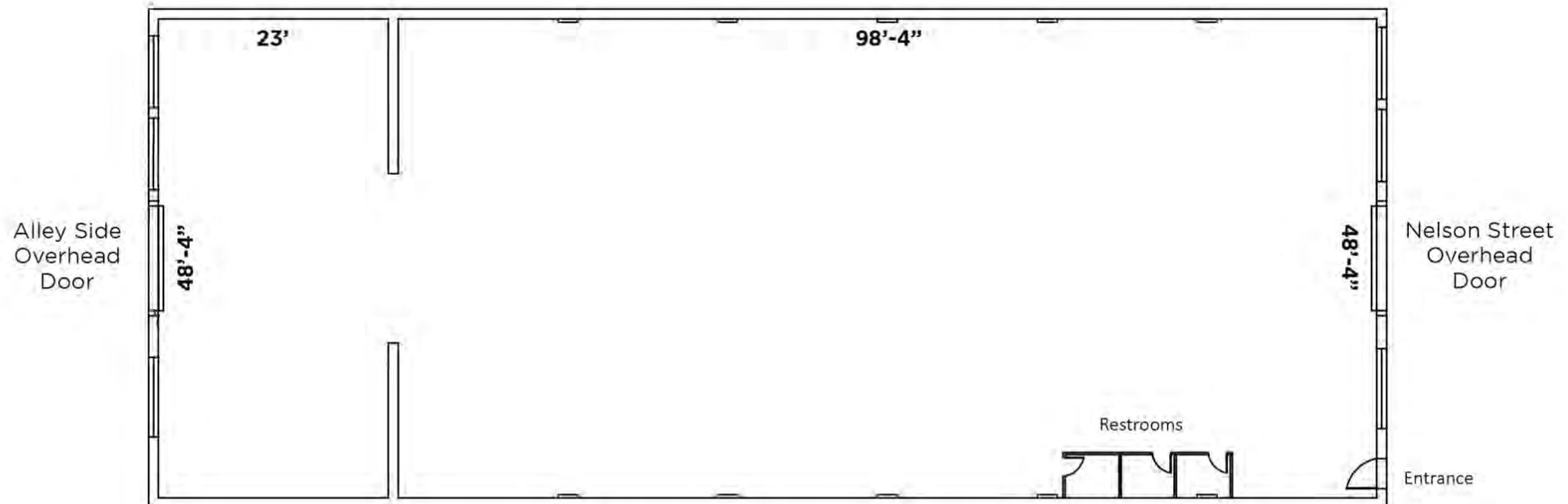
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FLOOR PLAN



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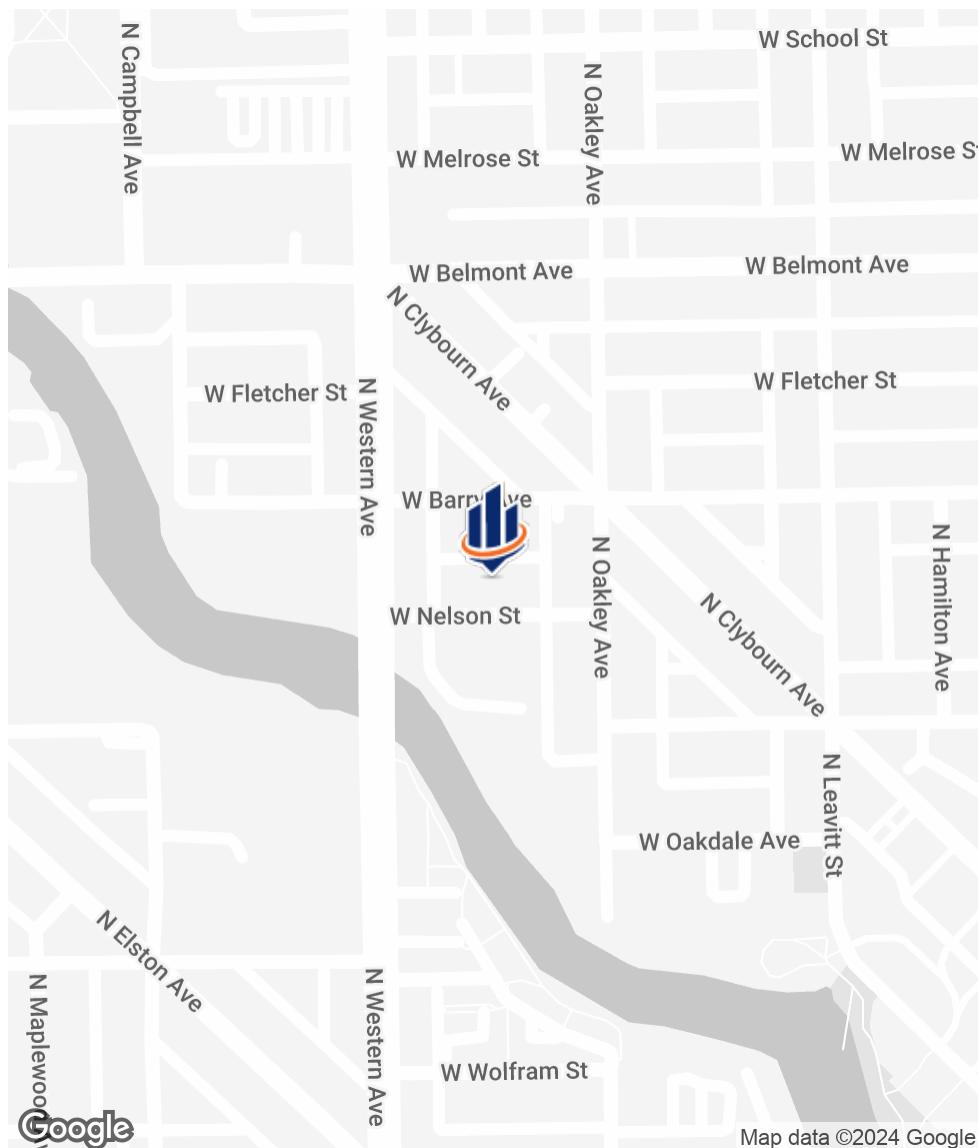
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LOCATION MAP



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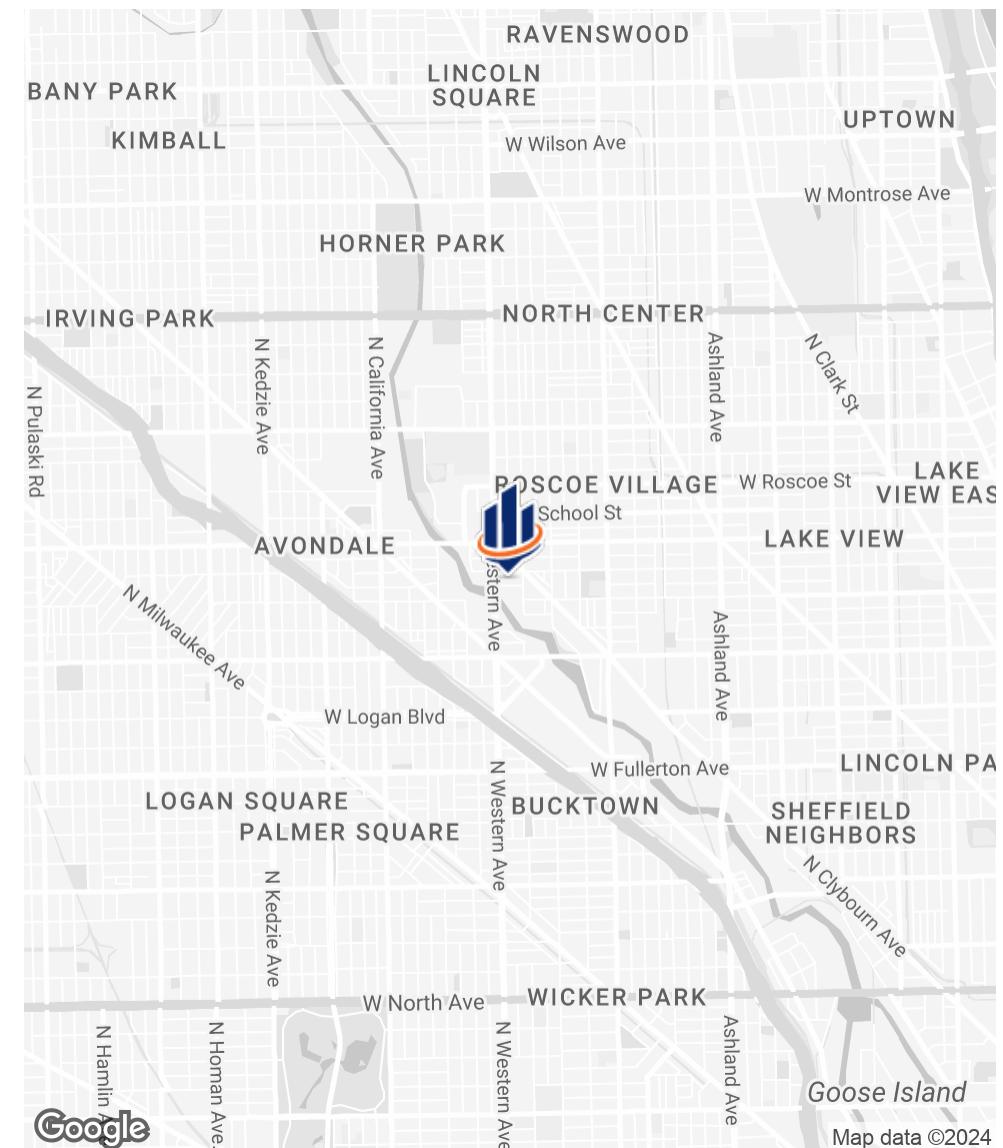
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