

FREE STANDING FLEX FOR LEASE

North Center

2326 W NELSON ST

Chicago, IL 60618

PRESENTED BY:

TIM RASMUSSEN, CCIM

O: 312.676.1875

trasmussen@svn.com

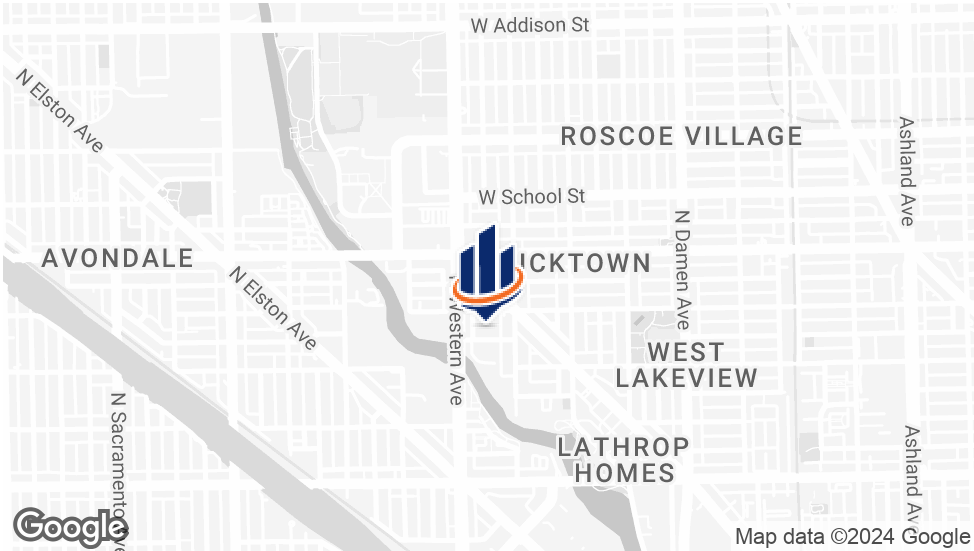
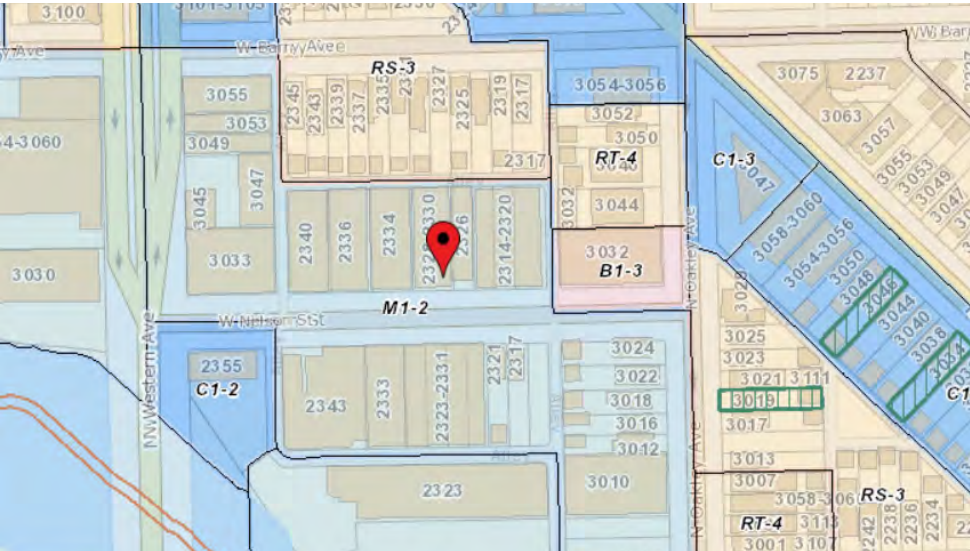
SCOTT REINISH

O: 312.667.4609

sreinish@svn.com



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'.

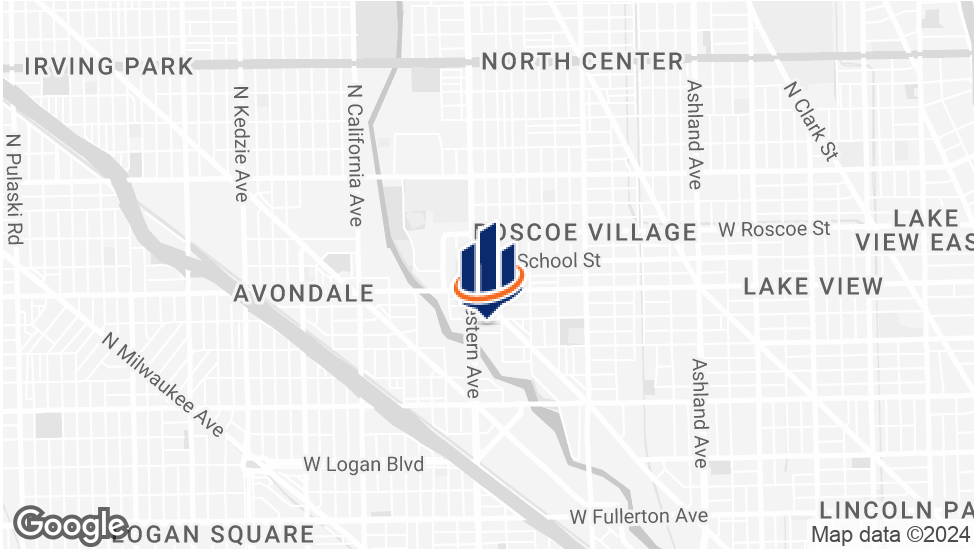
The property also features off-street parking directly in front of the building, 400 amp 240V three-phase service, two washrooms, and gas-forced air heat.

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.

TIM RASMUSSEN, CCIM
O: 312.676.1875
trasmussen@svn.com

SCOTT REINISH
O: 312.667.4609
sreinish@svn.com

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.

TIM RASMUSSEN, CCIM
O: 312.676.1875
trasmussen@svn.com

SCOTT REINISH
O: 312.667.4609
sreinish@svn.com

ADDITIONAL PHOTOS



TIM RASMUSSEN, CCIM

O: 312.676.1875

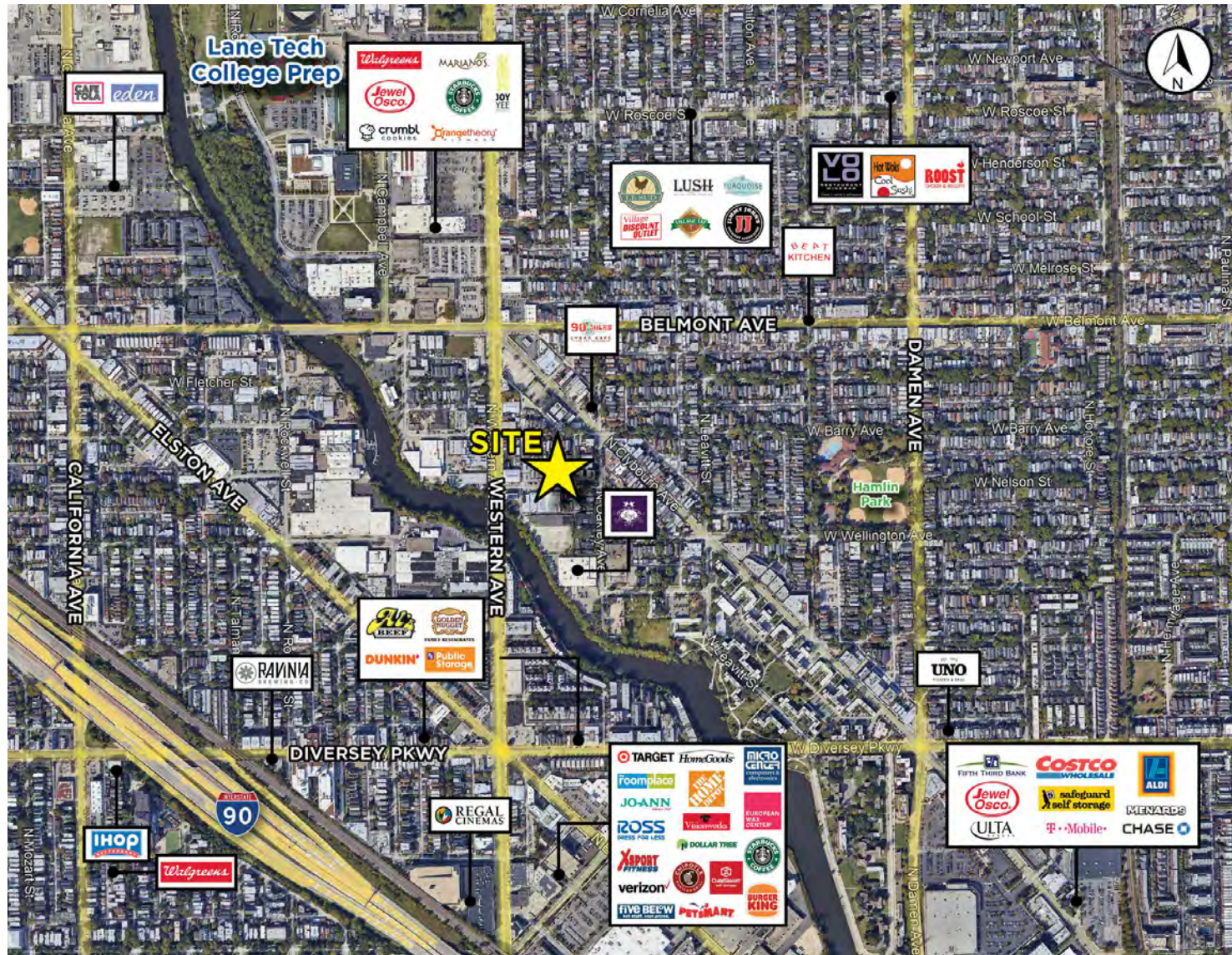
trasmussen@svn.com

SCOTT REINISH

O: 312.667.4609

sreinish@svn.com

RETAILER MAP



TIM RASMUSSEN, CCIM

O: 312.676.1875

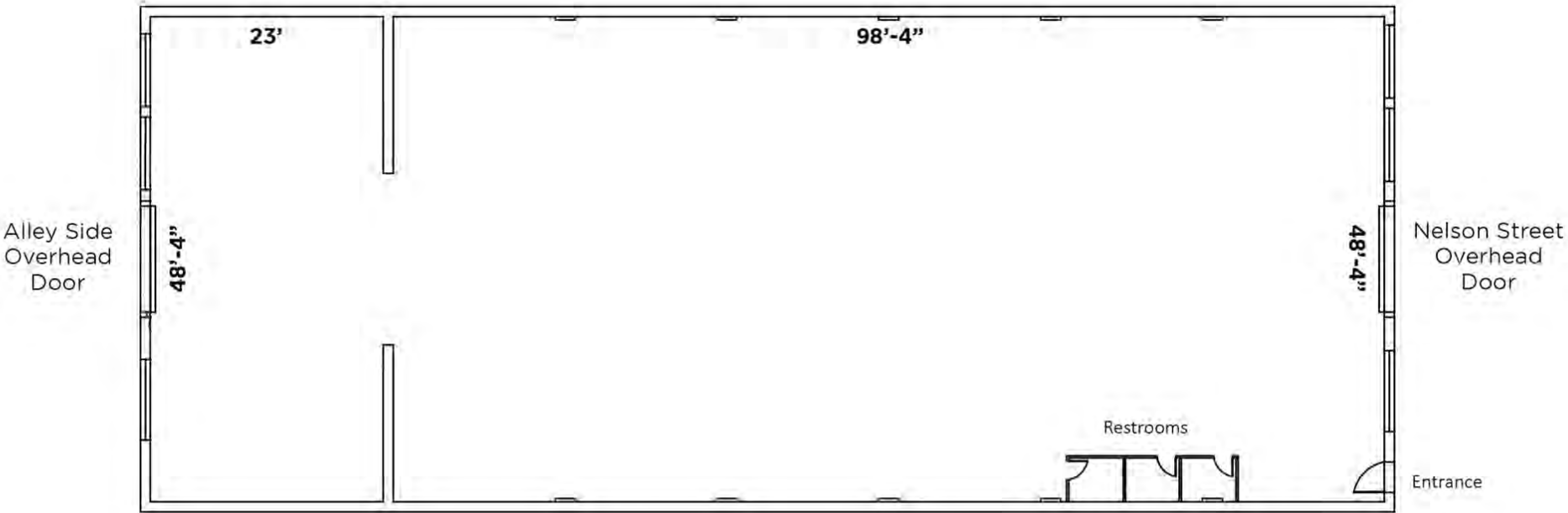
trasmussen@svn.com

SCOTT REINISH

O: 312.667.4609

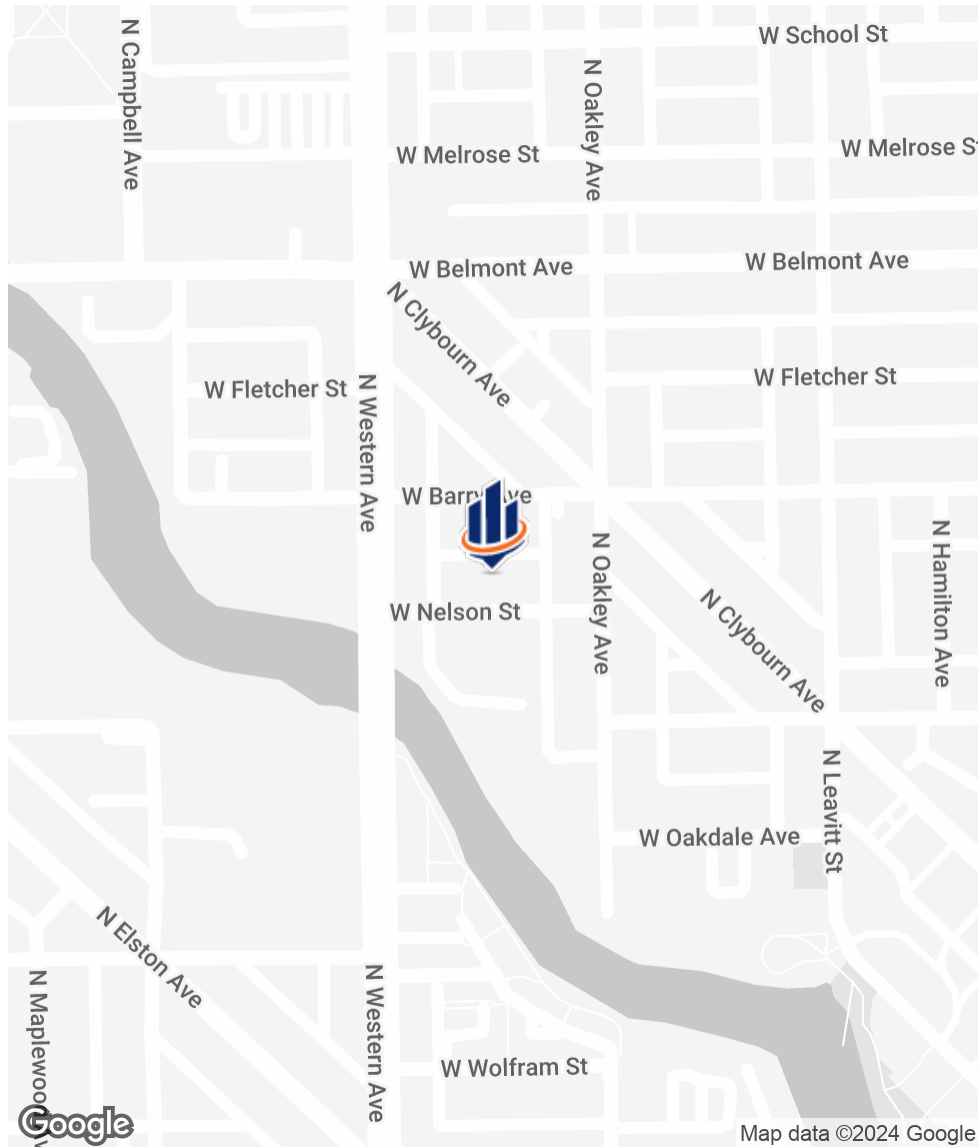
sreinish@svn.com

FLOOR PLAN



TIM RASMUSSEN, CCIM	SCOTT REINISH
O: 312.676.1875	O: 312.667.4609
trasmussen@svn.com	sreinish@svn.com

LOCATION MAP



TIM RASMUSSEN, CCIM

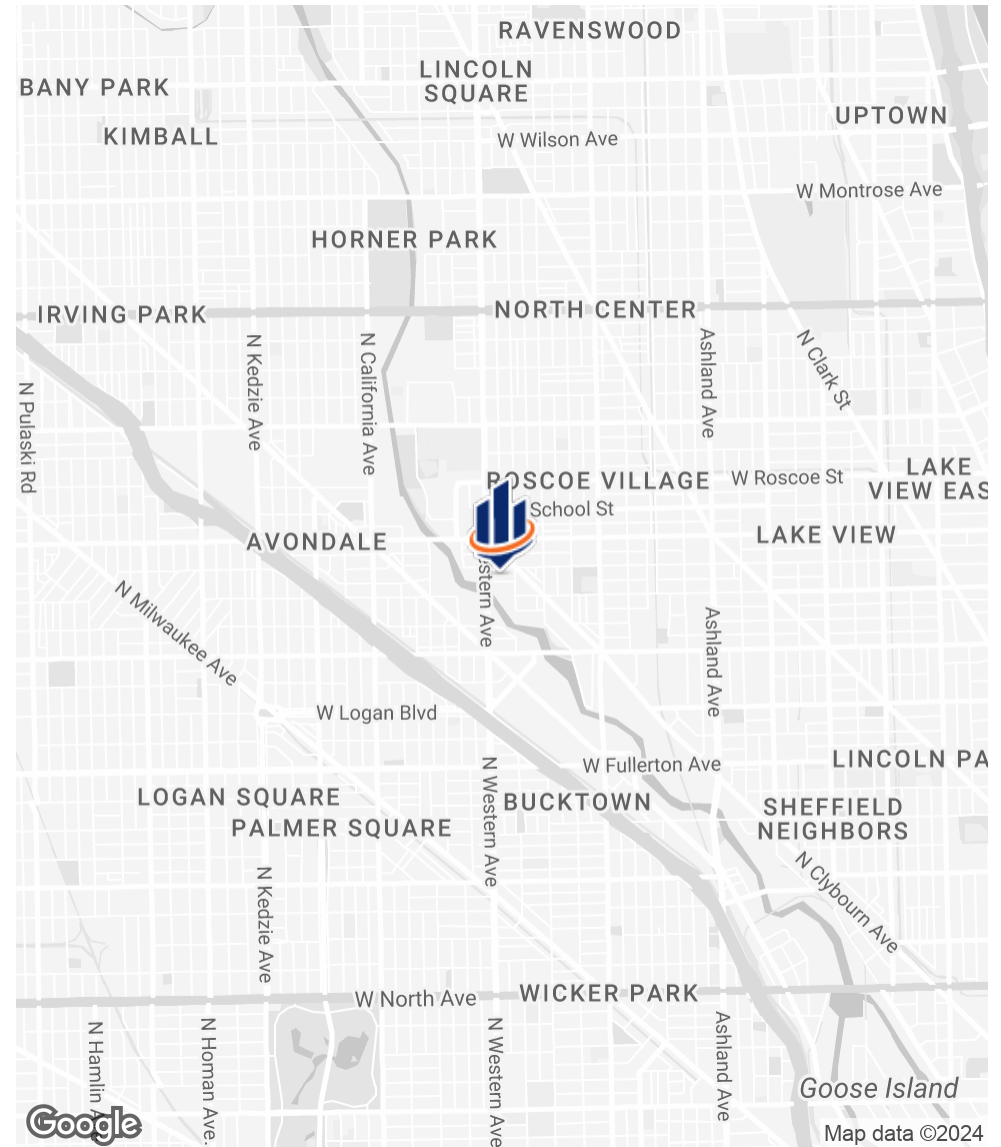
O: 312.676.1875

trasmussen@svn.com

SCOTT REINISH

O: 312.667.4609

sreinish@svn.com



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

TIM RASMUSSEN, CCIM

O: 312.676.1875

trasmussen@svn.com

SCOTT REINISH

O: 312.667.4609

sreinish@svn.com