

For Lease
15,000 SF Pristine Building for Industrial/Commercial Use

5480 N. Elston Ave.
Chicago, IL 60630



Clean building featuring one interior truck-level dock, approx. 13,000 square feet of warehouse space, and 2,000 square feet of office space. The pristine interior includes a showroom area and kitchenette, making it suitable for any commercial use. The warehouse offers 14-foot clear ceilings. Onsite parking for 10 vehicles plus abundant street parking. Ideally situated along the Elston Corridor with convenient access to major expressways and public transportation.

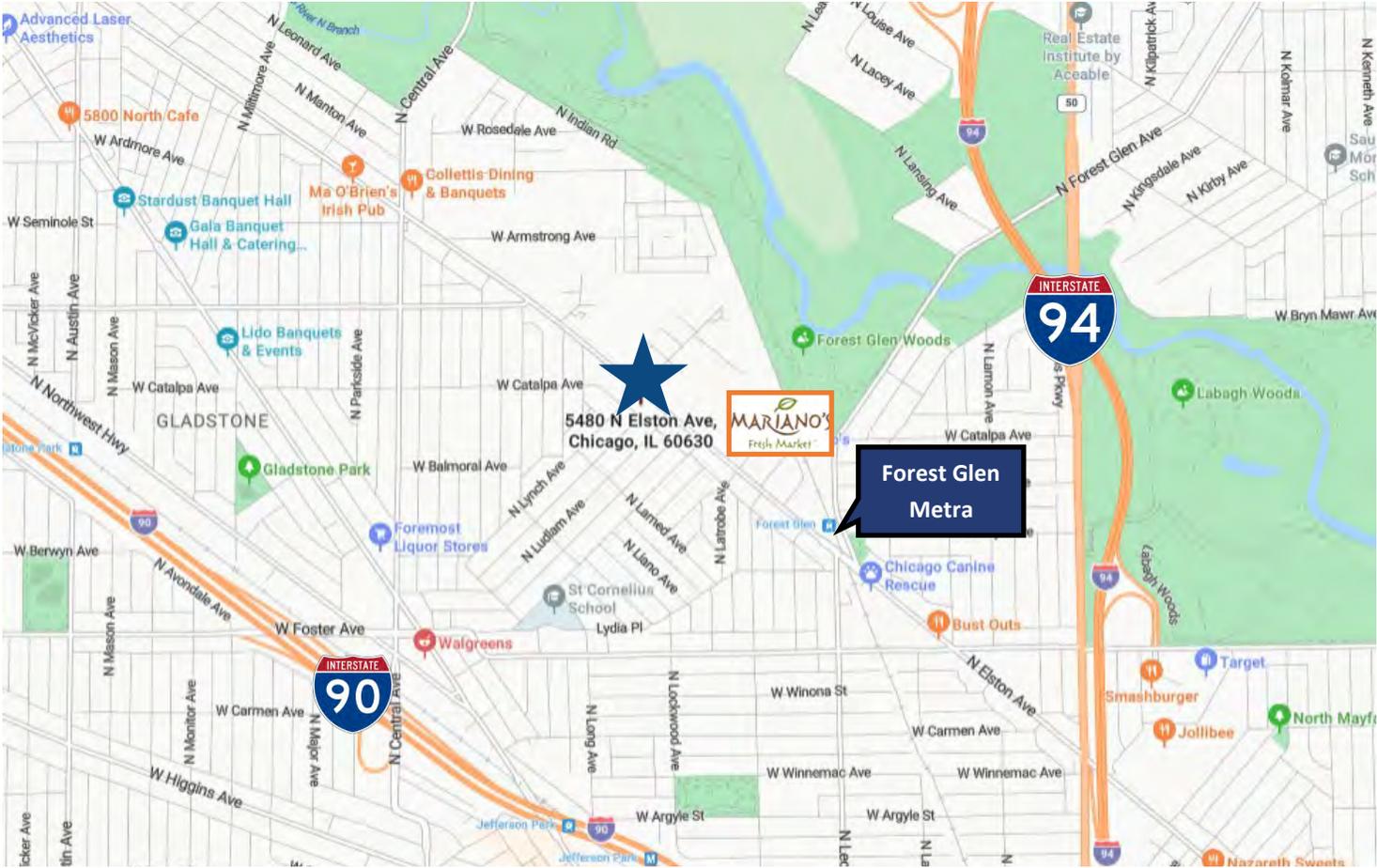
LEASE PRICE:	\$15 PSF, NNN
SIZE:	15,000 SF Total 13,000 SF Warehouse 2,000 SF Office
DOCKS:	1 Interior Truck-Level
DID:	2 Drive-in doors
CEILING:	14' High
PARKING:	10 Spaces
ZONING:	C1-1
AREA:	Jefferson Park

CONTACT Dale Strauss
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Chicago, IL 60653

LOCATION



- Only 0.4 miles to Forest Glen Metra MD-N Line station (2-minute drive or 10-minute walk)
- 0.2 miles to Mariano's (1-minute drive or 7-minute walk)
- 5 Minutes to I-90
- 5 Minutes from I-94
- Nearby businesses include distributors, supply shops, wholesale businesses, and manufacturing companies

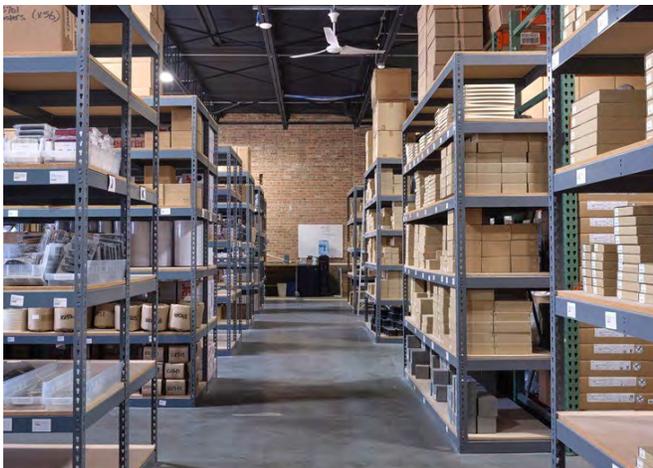
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Interior



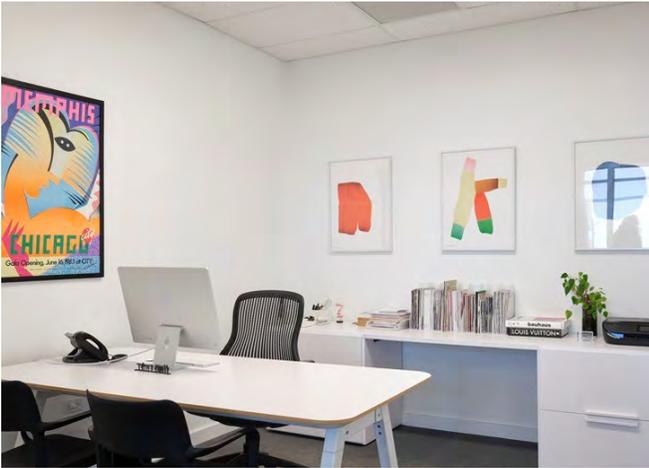
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Interior

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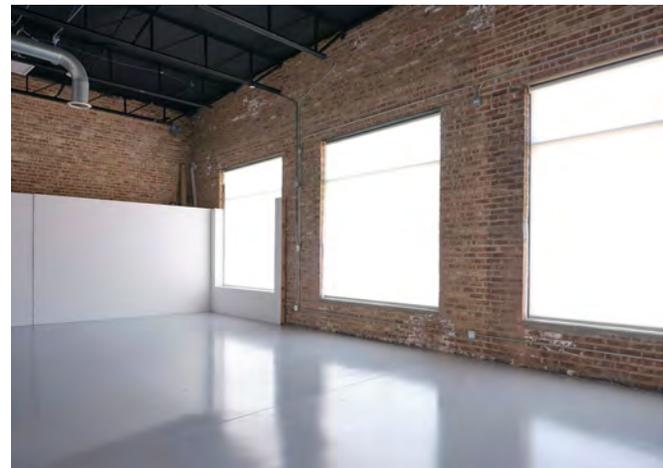
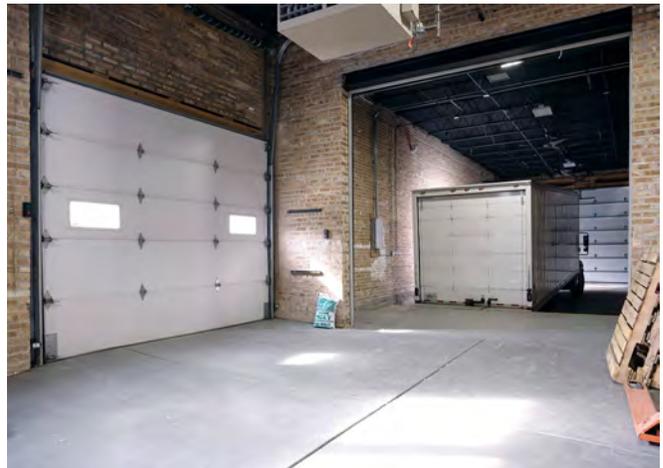
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Exterior

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