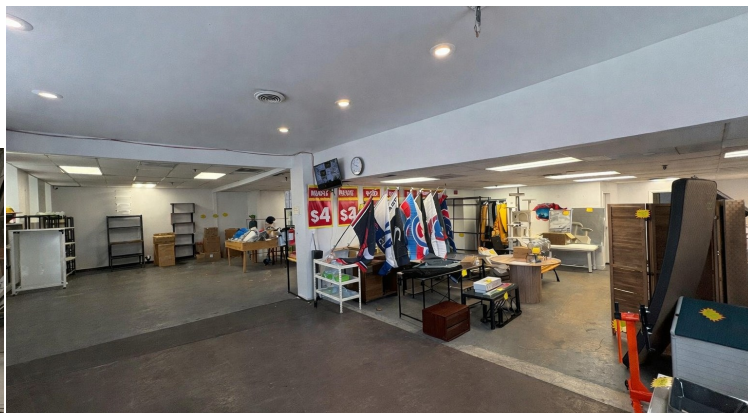


**FOR LEASE**  
**6,900 SF WAREHOUSE + 2,150 SF OFFICE**

**4165 S. Emerald Ave.**  
**Chicago, IL 60609**



9,050 square feet available for lease with 6,900 SF warehouse and 2,150 SF office. 14' clear ceiling height and 1 drive-in door. Great location right off I-90/94 and just south of White Sox Guaranteed Rate Field.

<b>LEASE PRICE:</b>	\$12 PSF Modified Gross
<b>SIZE:</b>	9,050 SF Total
<b>WAREHOUSE:</b>	6,900 SF
<b>OFFICE:</b>	2,150 SF
<b>DRIVE-IN DOORS:</b>	1
<b>ZONING:</b>	C1-5
<b>CLEAR HEIGHT:</b>	14'
<b>WARD:</b>	11
<b>ALDERMAN:</b>	Nicole T. Lee

**CONTACT**

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**STRAUSS**  
REALTY, LTD.

Floor Plan



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4165 S. Emerald Ave.  
Chicago, IL 60609

# Location



Located 1 block east of Halsted Street, between 41 and 42nd Street, next to Taylor-Lauridsen Park.

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