

## 1,184-3,724 SF SECOND FLOOR FLEX SPACE WITH ACCESS TO COMMON DOCKS & DRIVE-IN DOOR



### LEASING SUMMARY

**Available Space:** 1,184 SF - 3,724 SF

**Asking Rent:** \$18 PSF

**Lease Type:** Modified Gross

**Ceiling Height:** 10'

**Power:** 200 amps to the space

**Zoning:** M-1

**Sub-Market:** Jefferson Park

**Taxes:** Tenant responsible for increase of real estate taxes.

**Utilities:** Tenant responsible for utility expense. Electric is separately metered.

**Public Transit:** 0.5 Miles to CTA/Metra

**Highway Access:** 0.5 Miles to I-90 and I-94



**CRAIG WOLF**

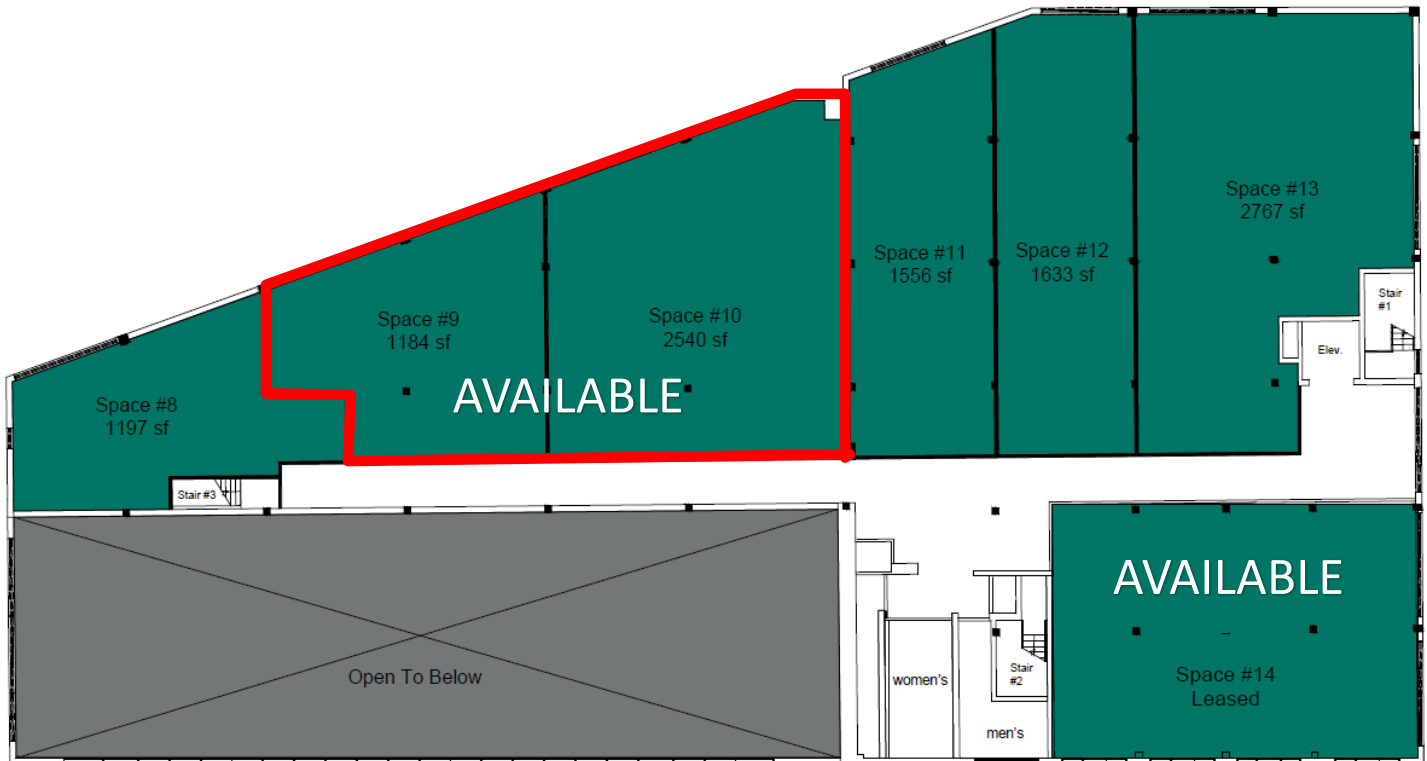
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4220 W. MONTROSE AVENUE  
CHICAGO, ILLINOIS 60641  
PHONE: 773-736-3600

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### Floor Plan



- New windows
- New electric service and fully distributed within the space
- Forced heat in the space
- AC can be installed
- Access to on-site parking
- 24/7/365 access to the building
- Multi-tenant commercial building
- Fully sprinklered
- New LED lights
- Skylights throughout
- Access to docks and drive-in doors via freight elevator



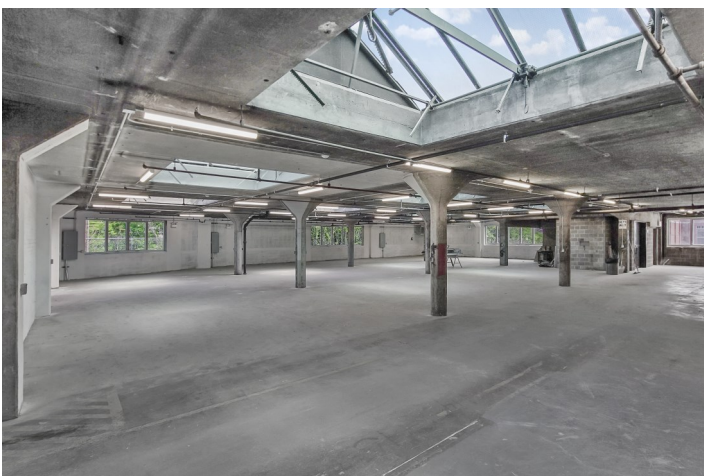
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