



10,443 SF 1st Floor Space For Lease

4437-4447 W. RICE STREET

Chicago, IL 60651

PRESENTED BY:

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1ST FLOOR LEASE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$10.50 SF/yr (MG)
AVAILABLE SF:	10,443 SF
LOT SIZE:	15,425 SF
BUILDING SIZE:	21,978 SF
YEAR BUILT:	1942
ZONING:	PMD-9
WARD:	37 - Alderman Emma Mitts

PROPERTY DESCRIPTION

First Floor Open Warehouse & Storage Space. Featuring 14' ceilings, and two shared drive-in doors. Built in 1942, the building combines character with functionality and offers easy access to major transportation routes. Ideal for manufacturing, distribution, or warehousing.

LOCATION DESCRIPTION

Positioned within close proximity to major transportation routes and key amenities, the property offers convenient access to Chicago Avenue and major highways, enhancing its appeal for businesses seeking logistical efficiency.

The thriving Northwest Industrial corridor within the vibrant West Humboldt Park neighborhood! This dynamic industrial property offers unparalleled accessibility, strategically positioned just 10-15 minutes from both I-90 and I-290. With the pulse of the city just a 20-minute drive away, your business enjoys seamless

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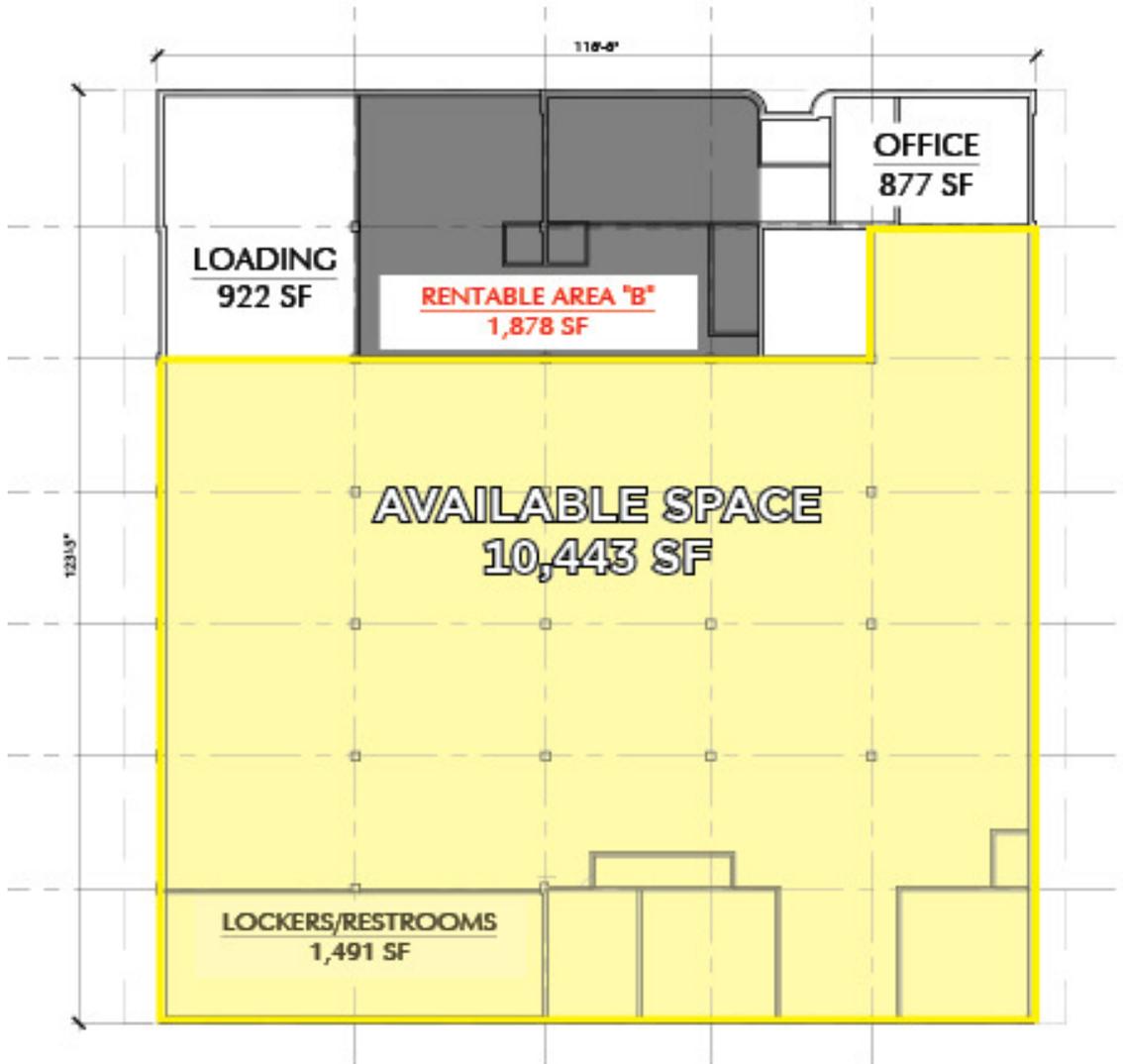
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FLOOR PLAN



FIRST FLOOR SPACE ALLOCATION

RENTABLE AREA "B":	1,878 SF +/-
OFFICE:	877 SF +/-
STORAGE & WORK:	8,952 SF +/-
LOADING:	922 SF +/-
LOCKERS RESTROOMS:	1,492 SF +/-
EXTERIOR WALLS:	166.43 SF +/-

FIRST FLOOR AREA: 14,286.43 SF

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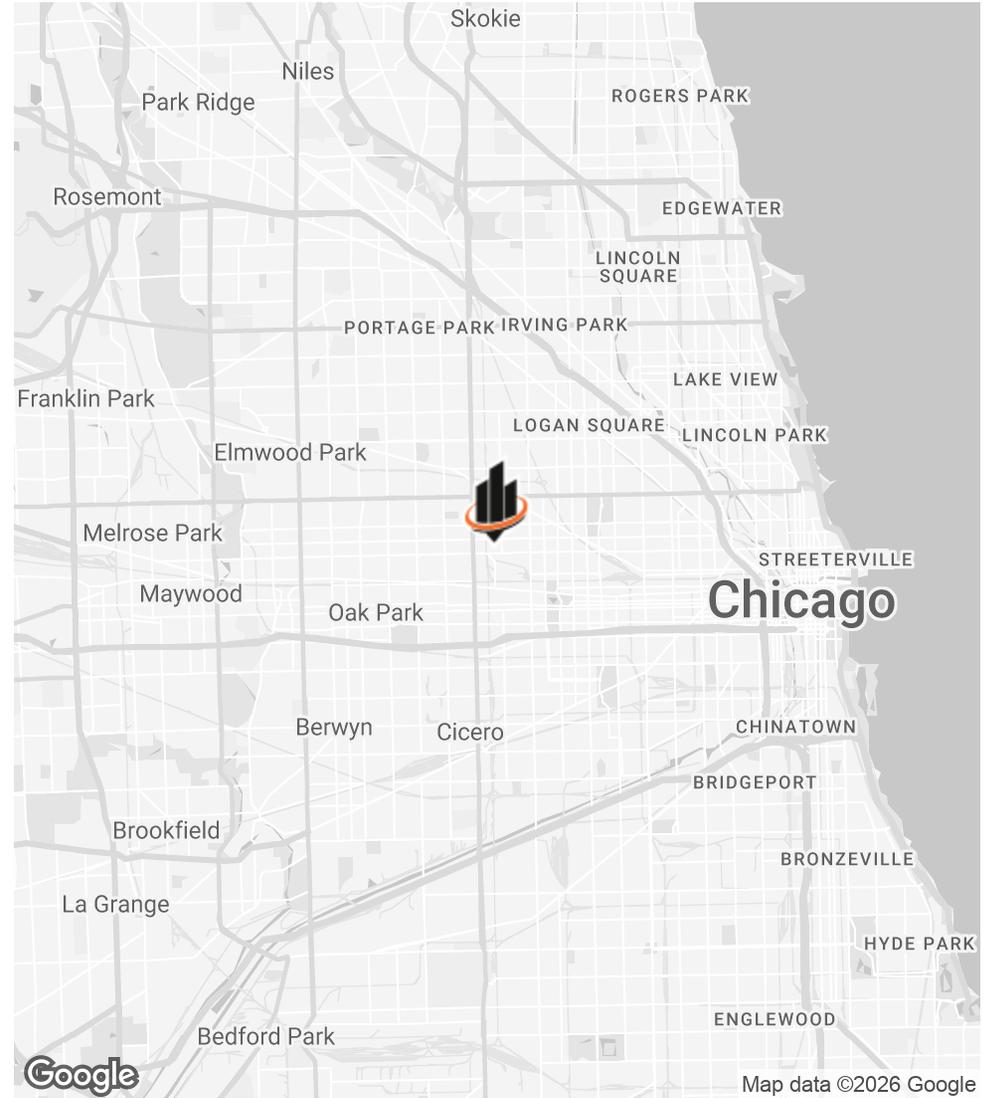
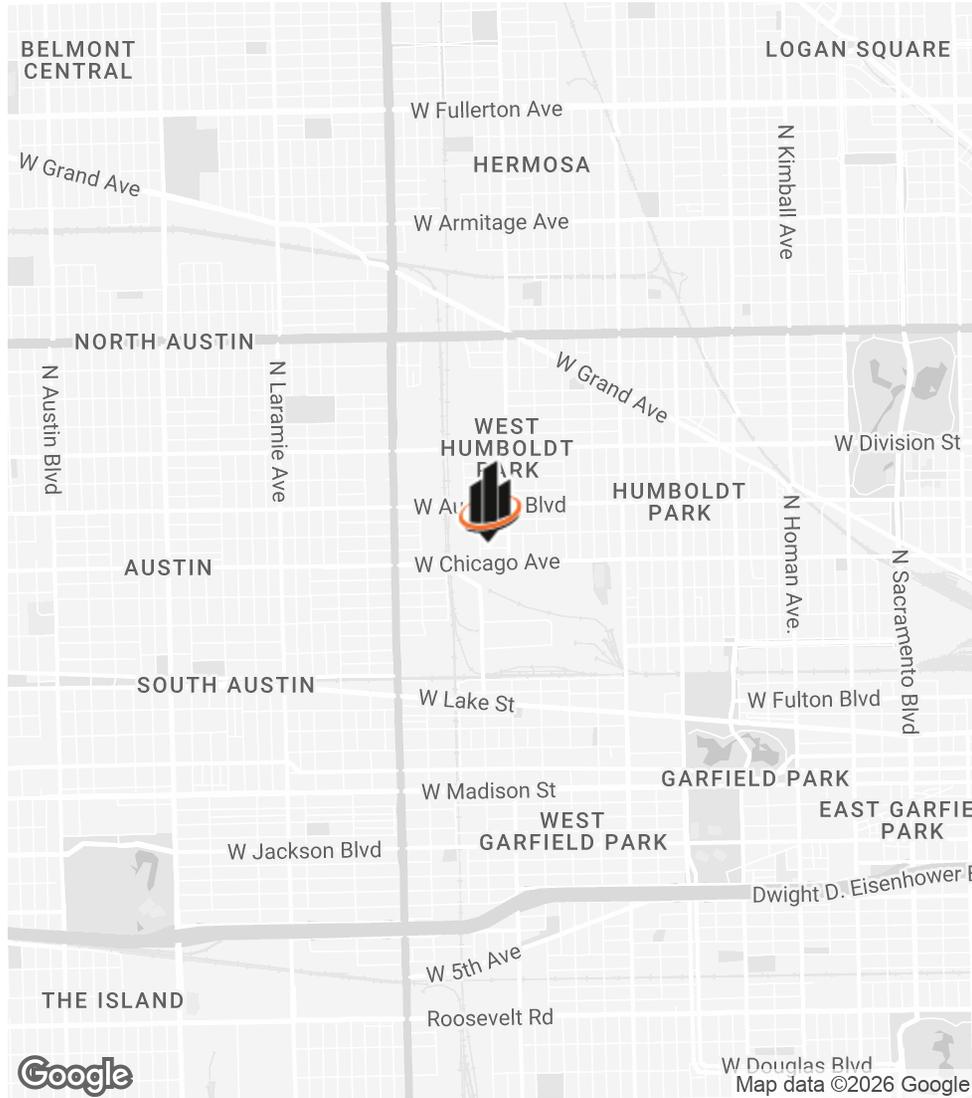
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LOCATION MAP



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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.

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