

STRAUSS

REALTY, LTD.

3455 N. ELSTON AVE.
CHICAGO, IL. 60618

NEWLY REMODELED WAREHOUSE/FLEX/CREATIVE UNITS FOR LEASE ±10,926 SF to ±24,126 SF AVAILABLE



Unit B	±13,200 SF	Wide open barrel truss warehouse space.
Unit C	±10,926 SF	Flat roof open space with minimal columns.

- TWO WAREHOUSES ARE AVAILABLE AND CAN BE LEASED TOGETHER OR SEPERATELY.
- **RENTAL RATE: \$12.95 PSF, NNN**
- TAXES (2023): \$2.80 PSF
- ESTIMATED OPERATING EXPENSES: \$2.19 PSF
- 1 LOADING DOCK AND 4 DRIVE-IN DOORS (3 NEW DOORS)
- NEW WASHROOMS
- 12'-18' CLEAR CEILING HEIGHTS
- 11 TOTAL PARKING SPACES
- AMPLE POWER, FULL HVAC
- WARD 33—ALDERMAN ROSSANA RODRIGUEZ SANCHEZ
- KENNEDY/KIMBALL TIF DISTRICT/ENTERPRISE ZONE



ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

DALE STRAUSS

773-736-3600

DALE@STRAUSSREALTY.COM

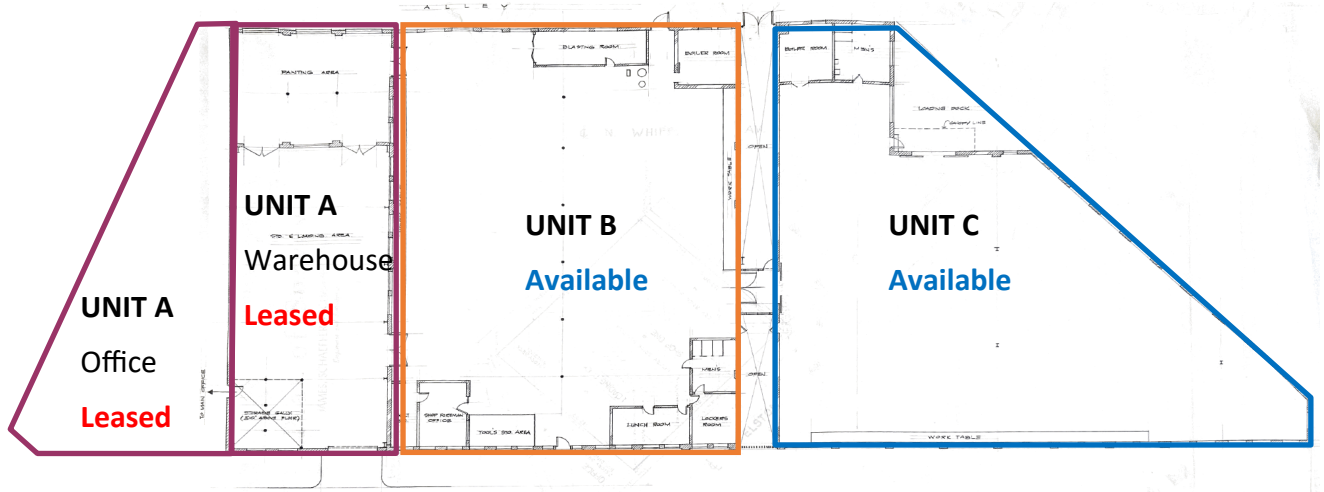
STRAUSS REALTY, LTD.

4220 W. MONTROSE AVENUE

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

SITE PLAN



UNIT B **±13,200 SF**

- Wide open barrel truss warehouse space
- 12' Clear
- Power—Ample
- 2 new drive-in doors
- HVAC

UNIT C **±10,926 SF**

- Flat roof open space with minimal columns
- 12' Clear
- 1 loading dock
- 5 parking spaces
- Power—Ample
- 1 new drive-in door
- HVAC
- New washrooms



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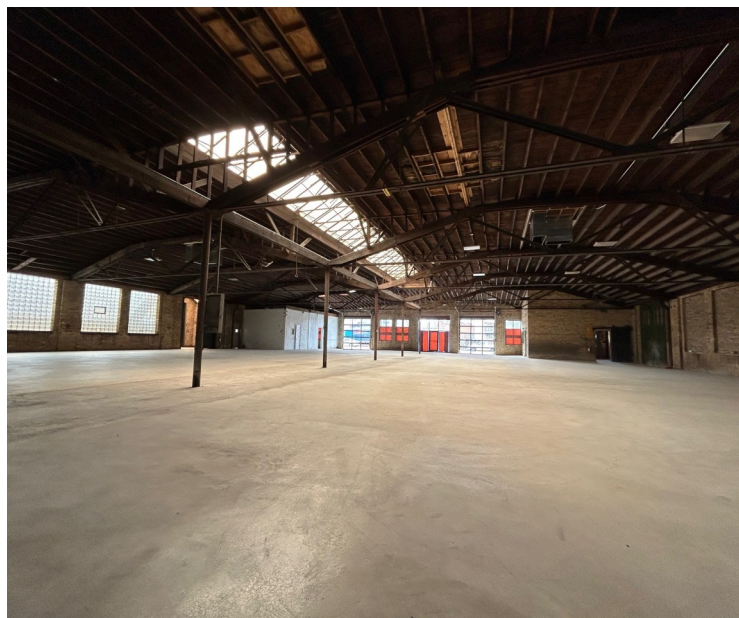
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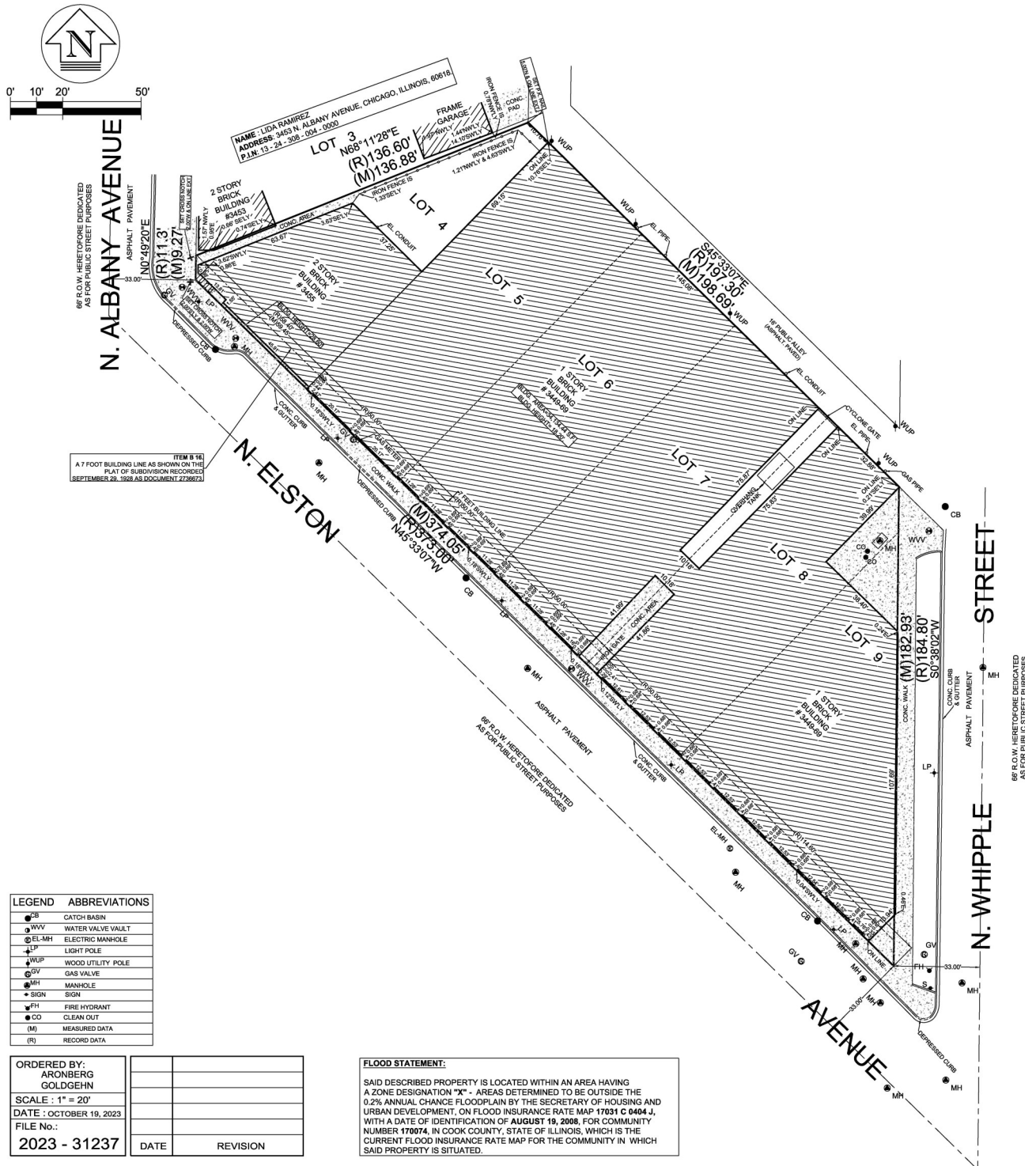
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SURVEY



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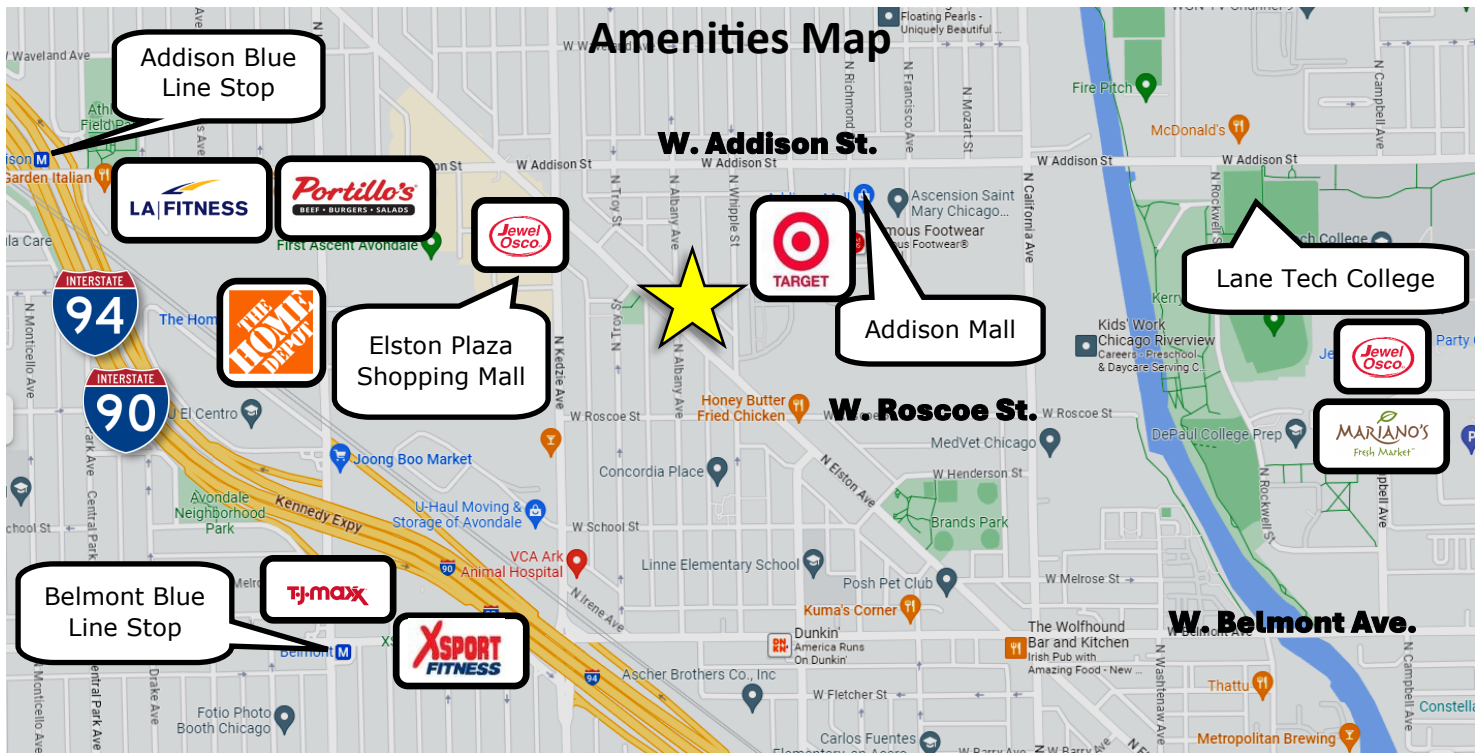
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Aerial



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