

1,184-12,214 SF SECOND FLOOR FLEX SPACE
ACCESS TO COMMON DOCKS & DRIVE-IN DOOR



LEASING SUMMARY

Available Unit: 1,184 SF to 12,214 SF
Asking Rent: \$18 PSF
Lease Type: Modified Gross
Ceiling Height: 10'
Power: 200 amps to the space
Zoning: M-1
Sprinklered: Yes
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

847-989-9653

 CRAIG@STRAUSSREALTY.COM

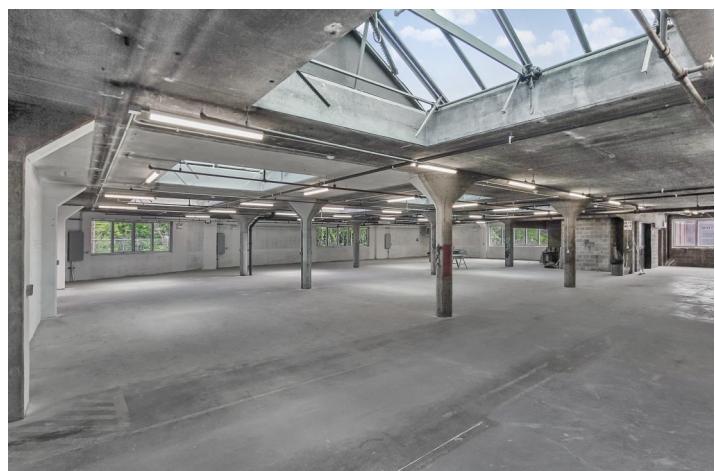
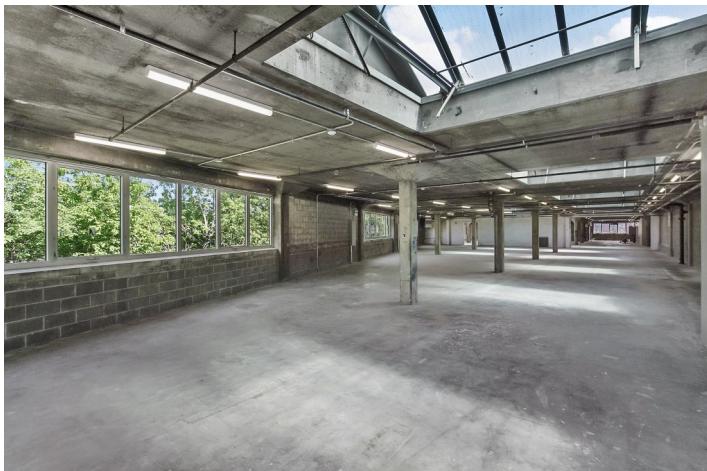
STRAUSS REALTY, LTD.

4350 N. MILWAUKEE AVE.

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

1,184-12,214 SF SECOND FLOOR FLEX SPACE
ACCESS TO COMMON DOCKS & DRIVE-IN DOOR



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



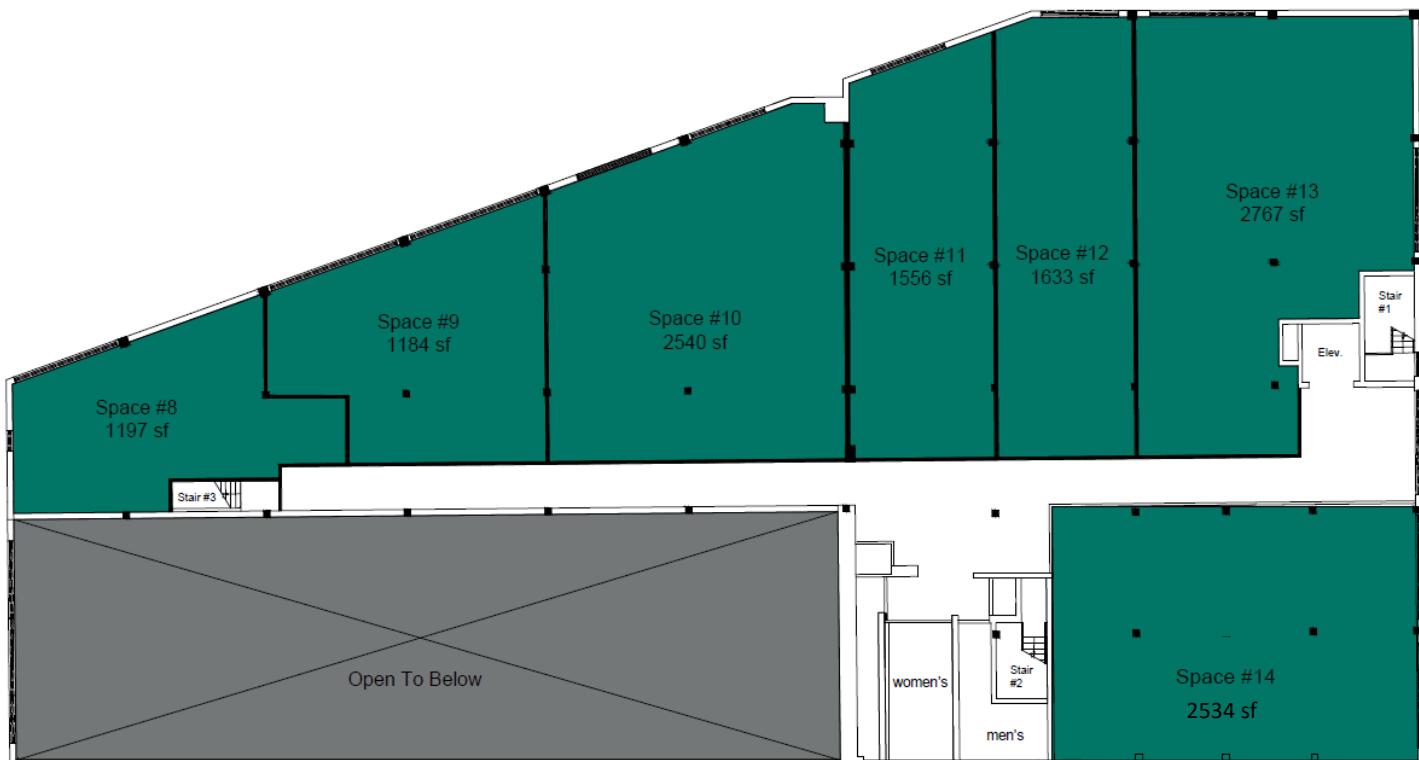
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ACCESS TO COMMON DOCKS & DRIVE-IN DOOR



Open space with columns only

Adjacent to freight elevator, allowing access to common docks and drive-in door

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