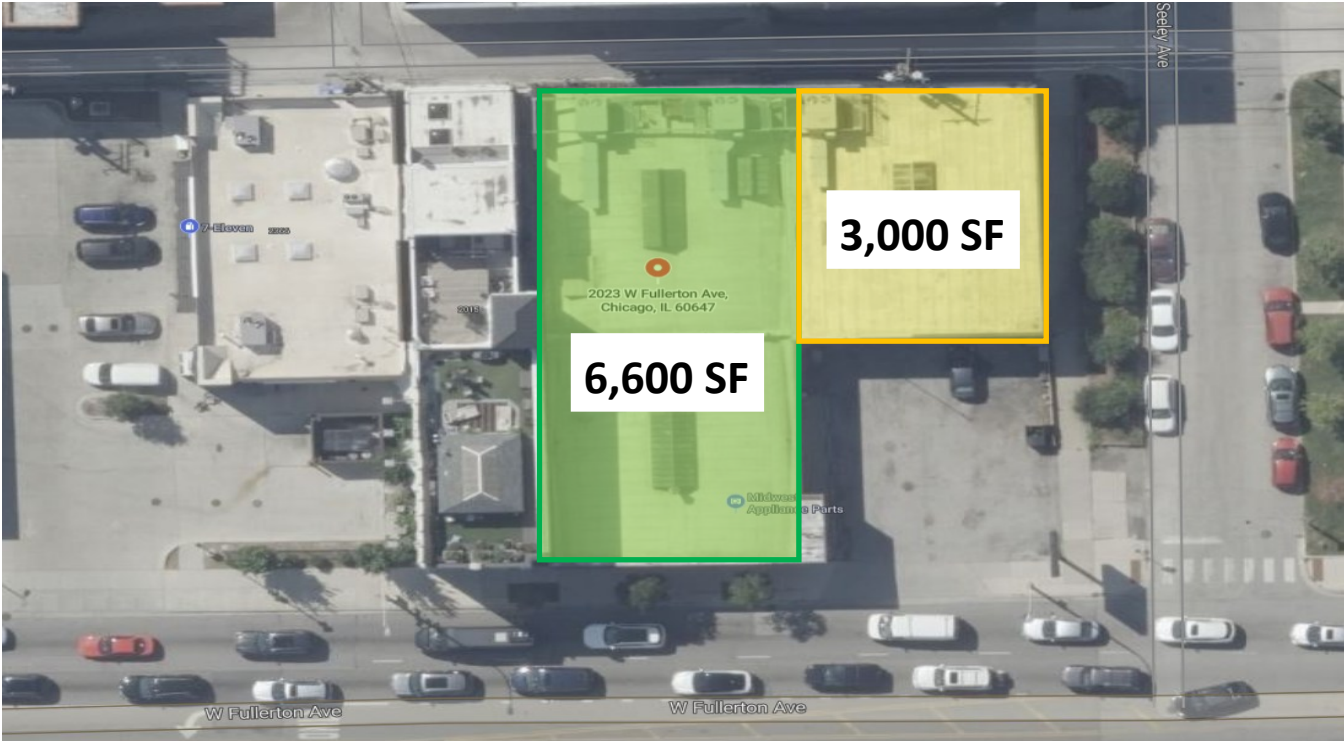


**SINGLE-STORY COMMERCIAL FOR LEASE, JUST ONE BLOCK TO I-90/94
3,000 SF—9,600 SF AVAILABLE**



PROPERTY SPECIFICATIONS

Availability:	9,600 SF Divisible to 3,000 SF and 6,600 SF
Rental Rate:	\$20 PSF, NNN
Building Size:	9,600 SF
Lot Size:	12,500 SF
Zoning:	M3-3
Parking:	9 Spaces



11' Ceiling Height to Bottom of Wood Bow



15' Ceiling Height to Bottom of Joists
17' Ceiling Height to Roof

SUMMARY

Fantastic opportunity to lease a freestanding commercial building in Bucktown with onsite parking lot and large sign. Divisible to 3,000 SF and 6,600 SF. Excellent accessibility, situated just one block east of the entrance/exit ramp to I-90/94 at Fullerton Avenue. Positioned directly across from Midtown Athletic Club, the location benefits from high traffic with 23,300 vehicles passing daily along Fullerton. Only 3 miles from Chicago's Central Business District and 3 miles to Lake Shore Drive. Featuring a dramatic tall ceiling, exposed brick and beams, and an open-truss warehouse design, this property is perfect for a wide range of uses including retail, event space, bar/restaurant, daycare, office, or furniture store.

CRAIG WOLF

847-989-9653

CRAIG@STRAUSSREALTY.COM

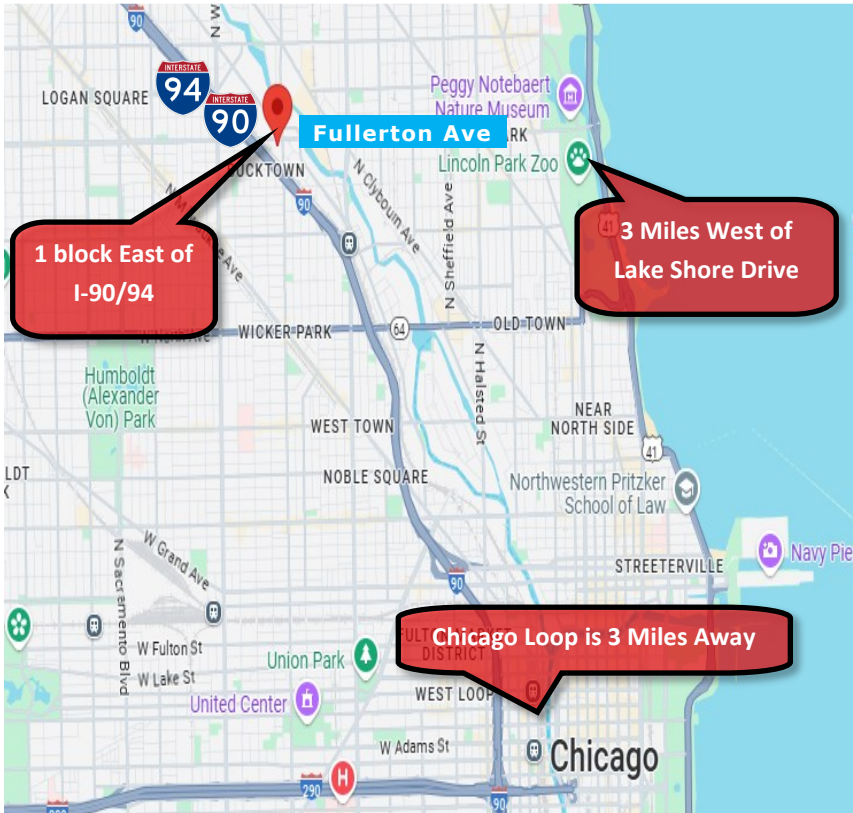
STRAUSS REALTY, LTD.

4220 W. MONTROSE AVENUE

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

LOCATION



TRAFFIC COUNT:

Fullerton Avenue sees 23,300 Vehicles Per day

BUSINESSES WITHIN 0.5 MILES:



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**SINGLE-STORY COMMERCIAL FOR LEASE, JUST ONE BLOCK TO I-90/94
3,000 SF—9,600 SF AVAILABLE**



Availability:	9,600 SF Divisible to 3,000 SF and 6,600 SF
Lot Size:	12,500 SF
Ceiling Height:	14'
Parking:	9 Spaces

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