

1850-60 N ELSTON AVE, CHICAGO, IL 60642



FOR LEASE
21,180 SF
**Prime Industrial Building in
Bucktown**

FOR LEASE

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PROPERTY DESCRIPTION

Prime industrial lease opportunity at 1850-1860 N. Elston Ave. in Bucktown. 21,180 SF industrial building featuring 3 drive-in doors, 14'-18' clear ceiling heights, ample power, and 1,000 SF office. Possible to divide into two units (5,375 SF and 15,805 SF). Ideal for manufacturing, warehouse, distribution, contractor, and other industrial users. Located along the North Branch of the Chicago River with convenient access to I-90 and North Avenue. The billion dollar mixed-use development of Foundry Park is immediately nearby. Also nearby is the North & Clybourn retail corridor, home to numerous national retailers and big-box destinations.

Property Data

Rental Rate:	\$12.95 PSF
Rental Type:	NNN
Size:	21,180 SF (Divisible to 5,375 SF and 15,805 SF)
OpEx:	\$1.00 PSF
Taxes:	\$4.95 PSF
Property type:	Industrial
Office:	1,000 SF
Drive in Doors:	3
Ceiling Height:	14'-18' Clear
Zoning:	M3-3
Ward:	32nd
Alderman:	Scott Waguespack

Disclaimer. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Strauss Realty, Ltd.

CONTACT

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LOCATION HIGHLIGHTS

- Bucktown neighborhood
- New 31 acre development Foundry Park planned across the street
- Located along the North Branch of the Chicago River
- Convenient access to I-90 and North Avenue
- Clybourn Metra is only a 4 minute walk away
- Easy access to North & Clybourn retail; this area has the largest concentrations of big-box and home-furnishing retail centers in Chicago (outside of downtown)



Foundry Park is a planned mixed-use development on a 31-acre site along the Chicago River between Bucktown and Lincoln Park. The more than \$1 billion project is expected to create approximately 2,800 residential units along with new public infrastructure, neighborhood and retail along a public riverwalk.

CONTACT

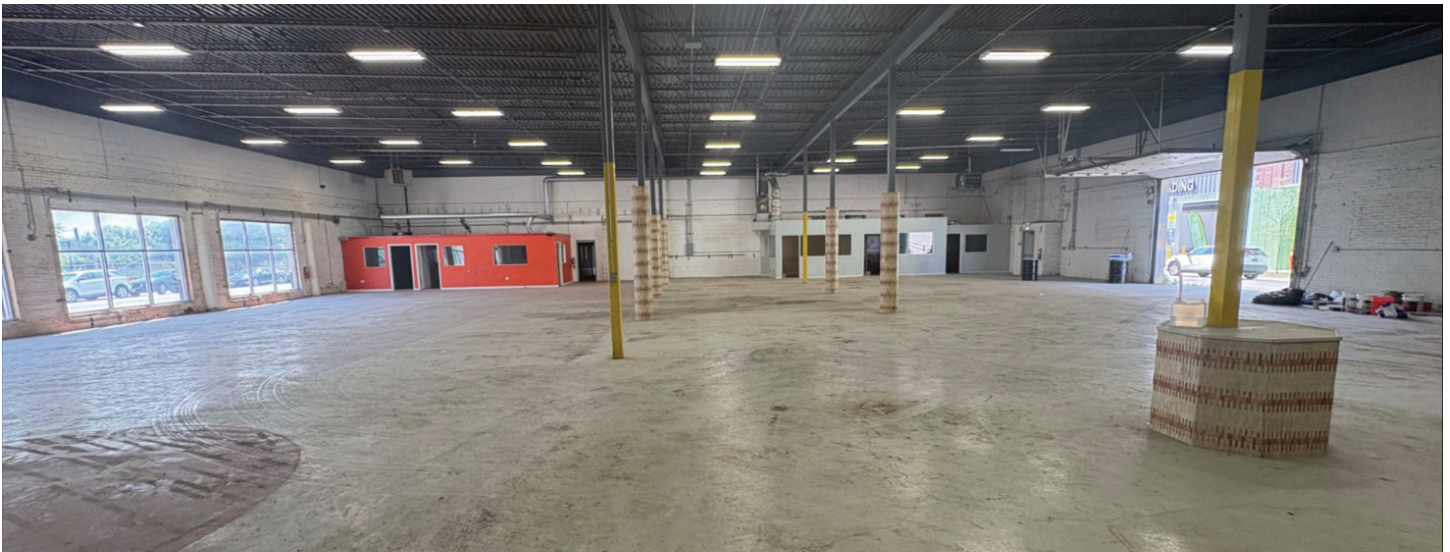
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PHOTOS

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