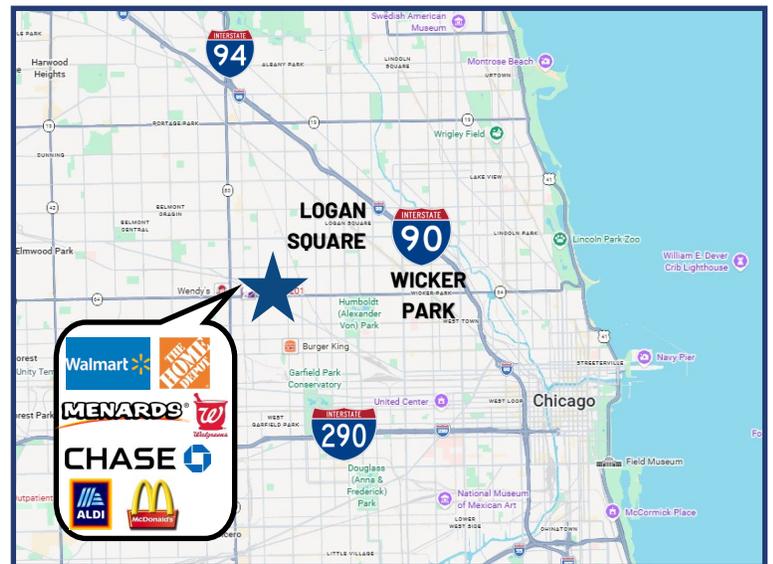


# For Lease NEW CONSTRUCTION INDUSTRIAL SPACE

4201 Grand Ave.  
Chicago, IL 60651



<b>SIZE (SQ FT.):</b>	4,427-18,017
<b>CEILING HEIGHT:</b>	18'
<b>LEASE PRICE:</b>	\$20 PSF, NNN
<b>PASS-THROUGHS:</b>	\$5.83 PSF
<b># OF UNITS:</b>	1-4
<b>PARKING:</b>	11,171 SF Lot
<b>DRIVE-IN DOORS:</b>	4
<b>ZONING:</b>	C1-1
<b>YEAR BUILT:</b>	2026
<b>OCCUPANCY:</b>	September 2026

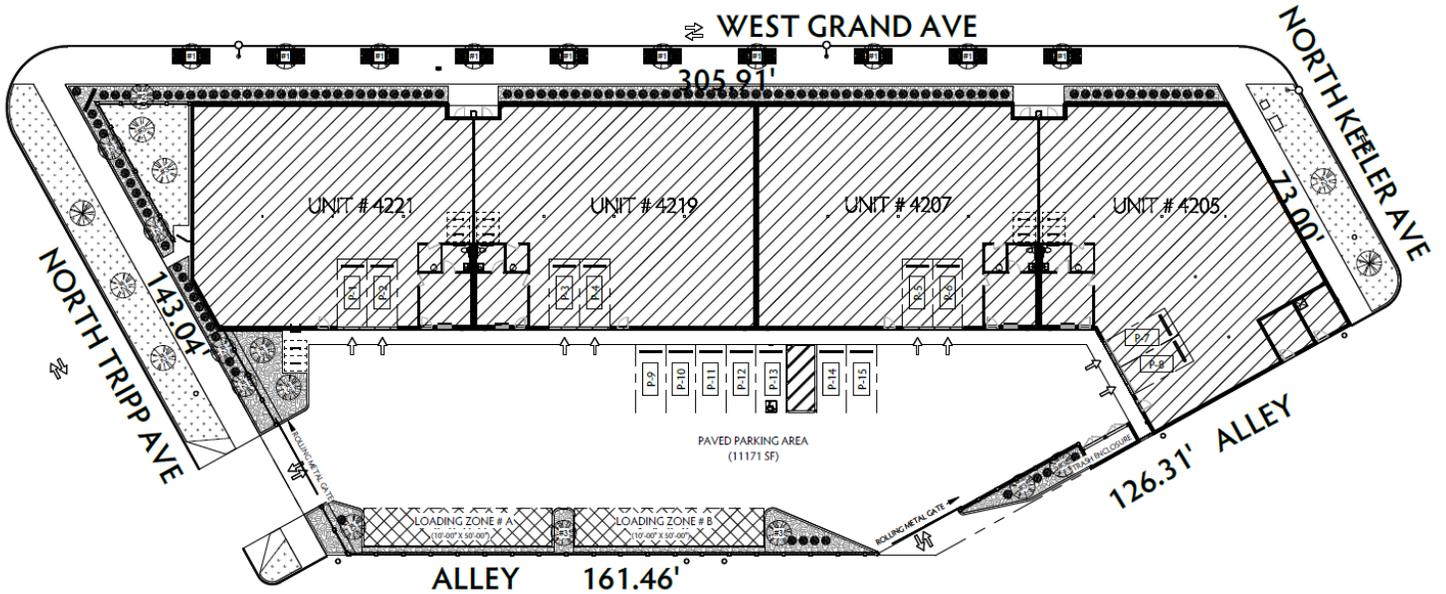


- 2.5 miles to Logan Square
- 2.5 miles to  entrance at Harrison
- 3 miles to  entrance at Addison
- 3 miles to Wicker Park and 

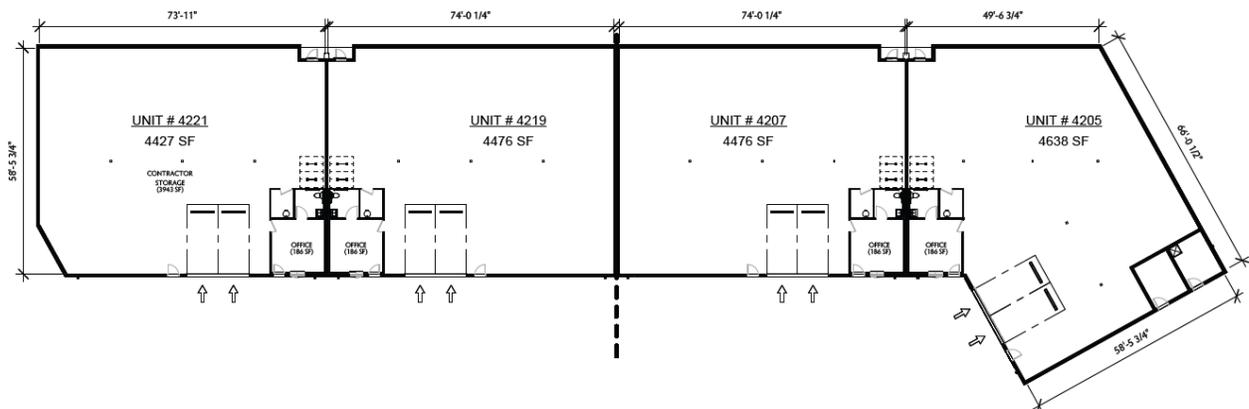
**CONTACT** Craig Wolf  
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847 989 9653 Mobile  
craig@straussrealty.com

**STRAUSS**  
REALTY, LTD.

# Site Plan & Layout



Units can be combined with demising walls removed.



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Rear View



16' Overhead Doors with 11,171 SF Lot  
for loading and parking.



Flexible layout and design to meet tenants size specifications.

**CONTACT**

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## Front View

Building pushed up to street scape to maximize visibility and tenant identification.



Retail look and feel features  
storefront windows and  
landscaping.

### CONTACT

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