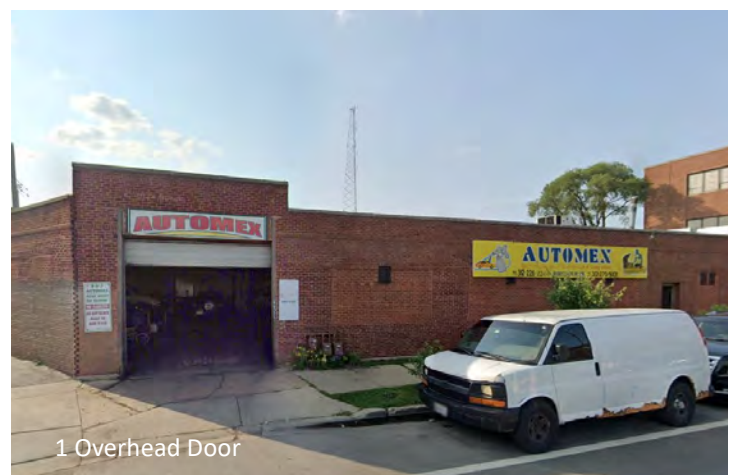


FOR LEASE
BARREL-TRUSS INDUSTRIAL/WAREHOUSE SPACE
9,000 SF



Clear span, barrel-truss industrial/warehouse space for lease in Avondale. Highly visible commercial building with 1 loading dock located at the corner of Elston & Sacramento. Excellent transportation access, with close proximity to I-94 and the Belmont "El" Blue Line station. Perfect for a variety of uses, including warehouse, auto services, production, light commercial activities, and contractor space.

Size:	9,000 SF
Rental Rate:	\$12.50 PSF
Lease Type:	Modified Gross
Zoning:	C1-1
# of Docks:	1 Interior
Traffic Count:	15,000 Vehicles Per Day along Elston Avenue



MJ WEINBERGER

847-334-2587

MJ@STRAUSSREALTY.COM

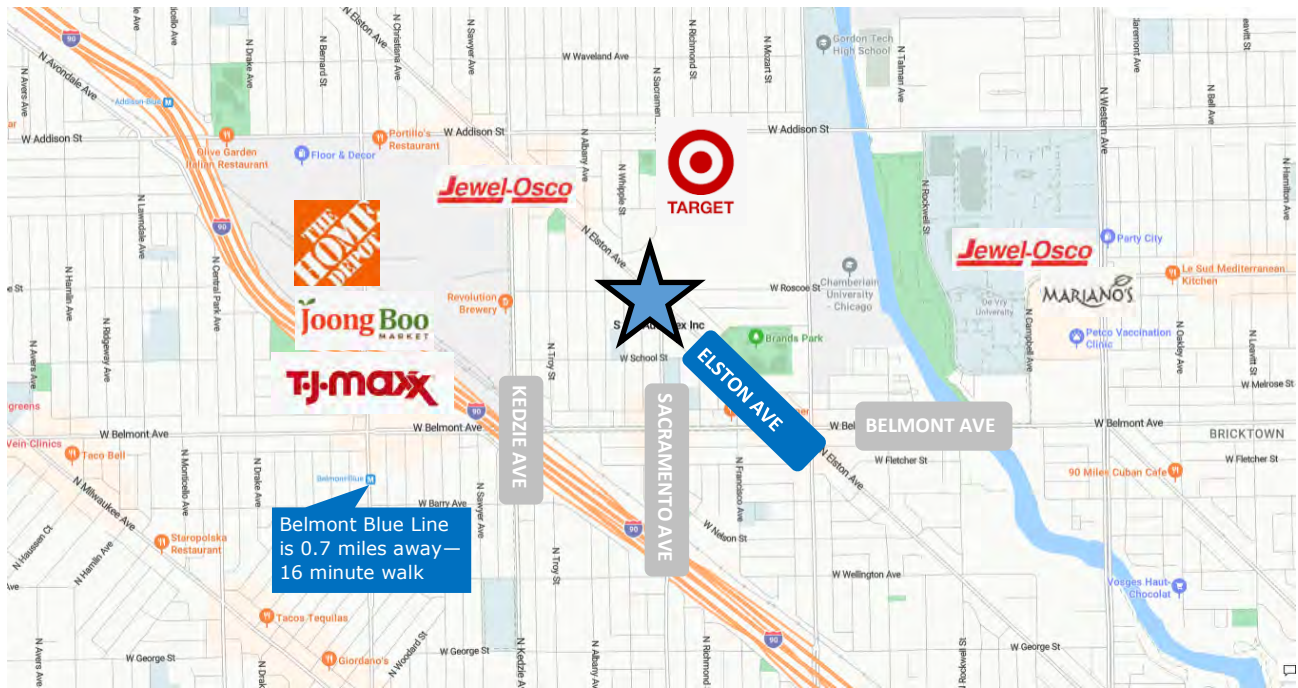
STRAUSS REALTY, LTD.

4220 W. MONTROSE AVE.

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

Map



Demographics

	1 mile	3 Miles
Population	43,070	512,061
Average Age	37	36
Total Households	17,768	218,460
Avg Household Size	2.40	2.30
Median HH Income	\$87,370	\$90,262



MJ WEINBERGER
847-334-2587
MJ@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4220 W. MONTROSE AVE.
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

LAYOUT



Size:	9,000 SF
Rental Rate:	\$13.50 PSF
Lease Type:	Modified Gross
Zoning:	C1-1
# of Docks:	1 Interior



MJ WEINBERGER
847-334-2587
MJ@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4220 W. MONTROSE AVE.
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600