



4519 W. Haddon Ave, Chicago, IL 60651

Grand Ave Industrial Corridor | Designated manufacturing district

# HADDON

INDUSTRIAL WORKSPACE FOR CREATIVE PROFESSIONALS

## AVAILABLE BAY STARTING JUNE 1

Contact Caton or Neil to schedule a tour.

### PROPERTY OVERVIEW

Haddon is a working warehouse designed for craftsmen, artists, and skilled technicians. It supports a variety of disciplines, including construction, design, and film production.

This professional environment provides a straightforward space to operate your business, featuring 24-hour access and a flat monthly fee that includes a secure workspace and all utilities.

The skilled community at Haddon frequently collaborates on projects and offers opportunities for professional development. Ownership is actively involved and continues to invest in the property to support the long-term success of its tenants.

### LOCATION CONTEXT

Conveniently located in Chicago's Grand Avenue Industrial Corridor, a designated manufacturing district with excellent access to materials and vendors including Osorio Metals Supply, Menards, Buyers Flea Market, and specialty manufacturers.

### TO SCHEDULE A TOUR

Caton Volk 312-437-1512

Neil Verplank 312-560-5565

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Key features, shared amenities, and workspace infrastructure



GROUND LEVEL LOADING



PRIVATE PARKING LOT



FORKLIFT ON SITE

## FEATURES & AMENITIES

- Ground level warehouse access with a 16 ft garage door and the ability to pull a semi truck directly onto the warehouse floor for interior loading
- 10,000 sq ft private parking lot with ample space for crews, client visits, and large deliveries
- Active wood shop, metal shop, and paint shop
- On-site network of custom fabricators and professional special effects technicians
- Forklift available on site
- 24-hour access
- All utilities included, including heat, electric, water, and high-speed internet
- Shared kitchen area with refrigerator
- 4 ADA compliant bathrooms
- Building-wide security system

## WORKING WAREHOUSE

A professional environment for ambitious creative and technical work, with the shared infrastructure, access, and community needed to keep projects moving.



AVAILABLE JUNE 1 | FLAT MONTHLY FEE | ALL UTILITIES INCLUDED

## CONTACT

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