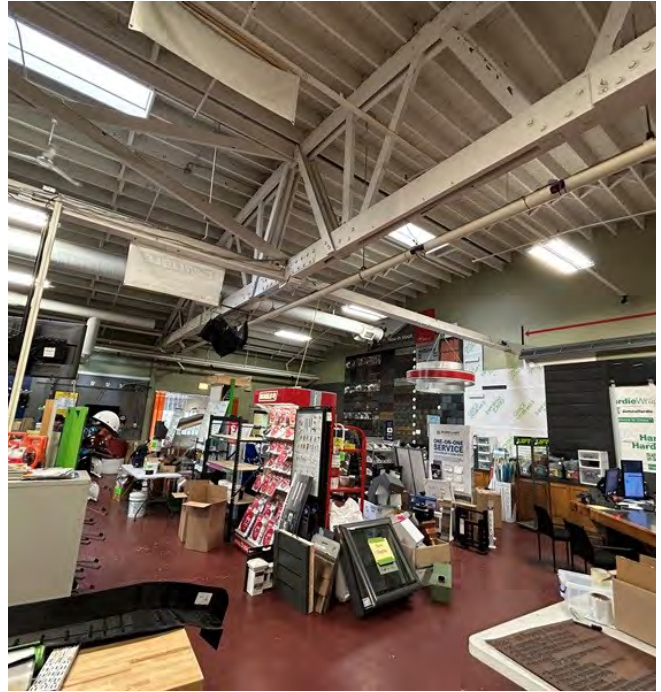
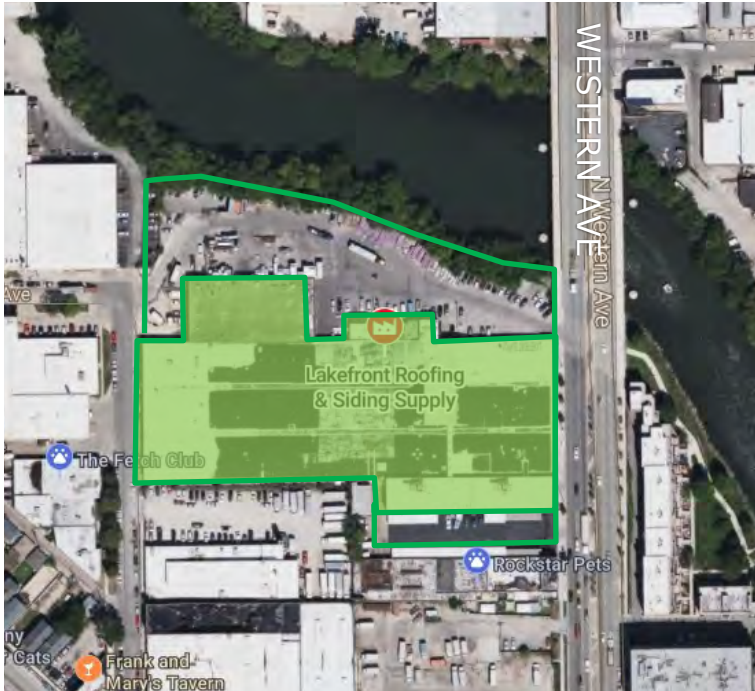


### CHICAGO NORTH SIDE RIVERFRONT INDUSTRIAL PROPERTY WITH HEAVY PARKING & OUTSIDE STORAGE (ALL USES CONSIDERED) SHORT TERM DEALS CONSIDERED!



<b>Available Unit:</b>	Unit C: 6,246 SF Flex/Showroom Space/ Office/Warehouse <b>Available Immediately.</b>
<b>Lease Price:</b>	Starting at \$10.00 PSF Net
<b>Taxes &amp; CAM:</b>	Taxes: \$3.78 PSF Estimated Insurance/CAM: \$0.96 PSF
<b>Ceiling Height:</b>	12'9" Clear (22'10" to Deck)
<b>Zoning:</b>	M2-3
<b>Total Parking:</b>	132 Spaces for Entire Building
<b># of Docks:</b>	8 Exterior / 1 Interior for Entire Building
<b># of Drive-in Doors:</b>	4 Drive-In Doors for Entire Building

#### HIGHLIGHTS:

- LOCATED IN DENSELY POPULATED NORTH SIDE
- RARE RIVERFRONT PROPERTY
- HEAVY PARKING (132 SPACES)
- OUTDOOR STORAGE
- FLEXIBLE USES
- LOCATED IN ENTERPRISE ZONE 4
- CONCRETE FLOOR LOAD
- CLEAR-SPAN
- TRUSS ROOF
- POTENTIAL TO EXPAND LOADING DOCK/DRIVE-IN DOORS
- WET SPRINKLER SYSTEM



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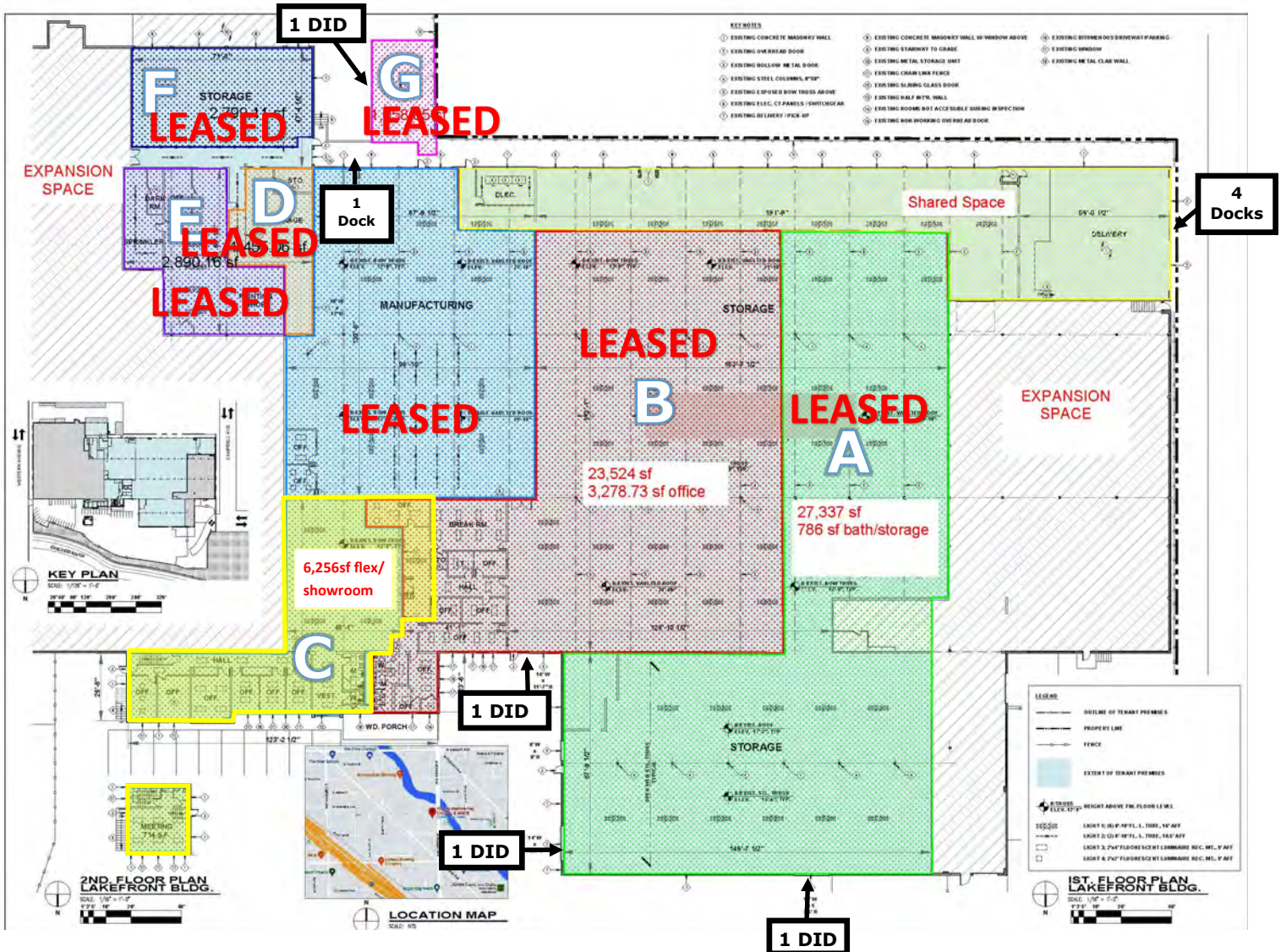
847-826-4467

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4220 W. MONTROSE AVENUE  
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PHONE: 773-736-3600



### Floor Plan/Possible Divisions



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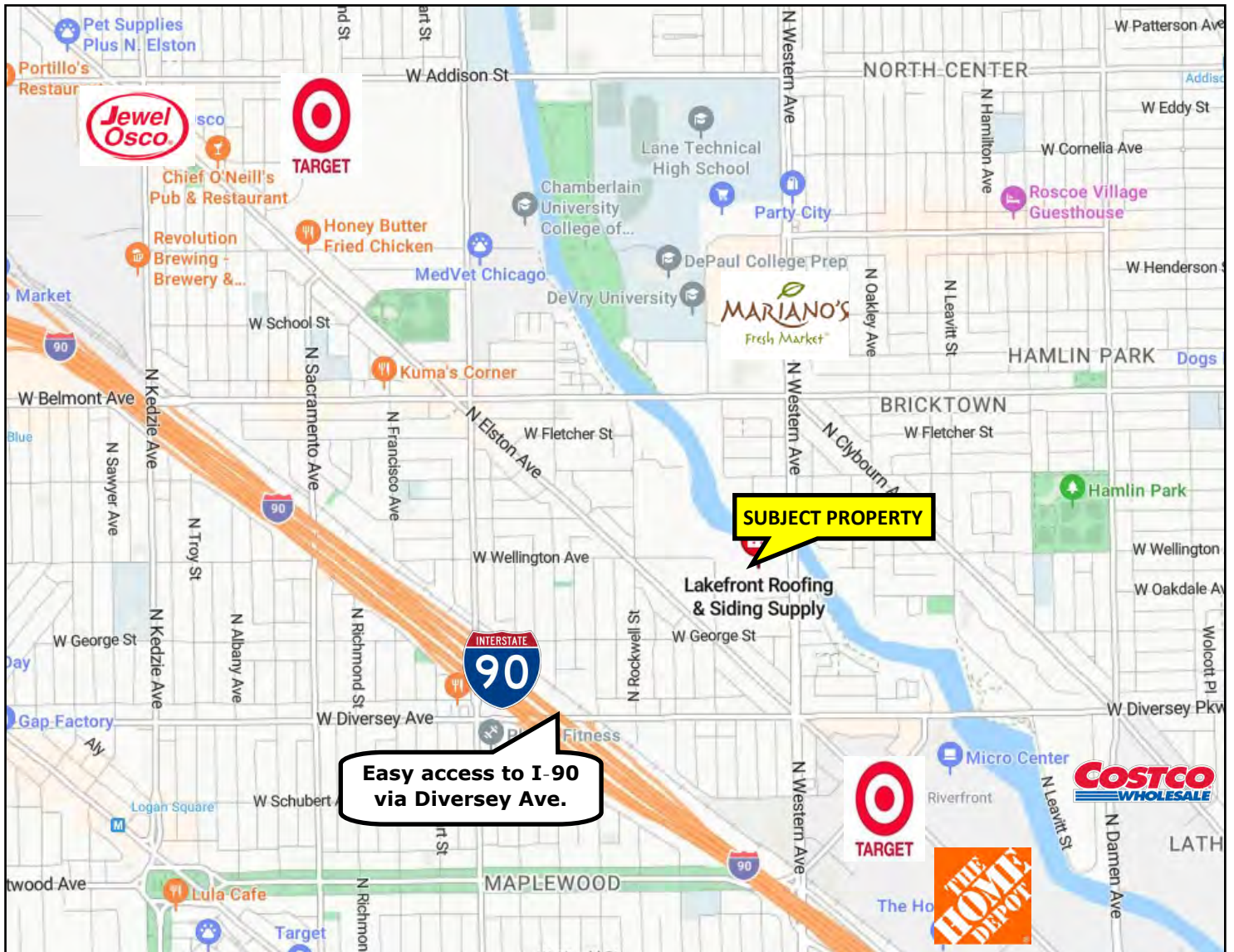


# STRAUSS

## REALTY, LTD.

2950 N. WESTERN AVE.  
CHICAGO, IL 60618

### MAP



### DEMOGRAPHICS

	1 mile	2 miles	3 miles
Population	45,659	241,013	584,484
Households	18,915	98,772	253,346
Avg. Household Size	2.3	2.3	2.2
Avg. Household Income	\$147,835	\$140,082	\$121,800



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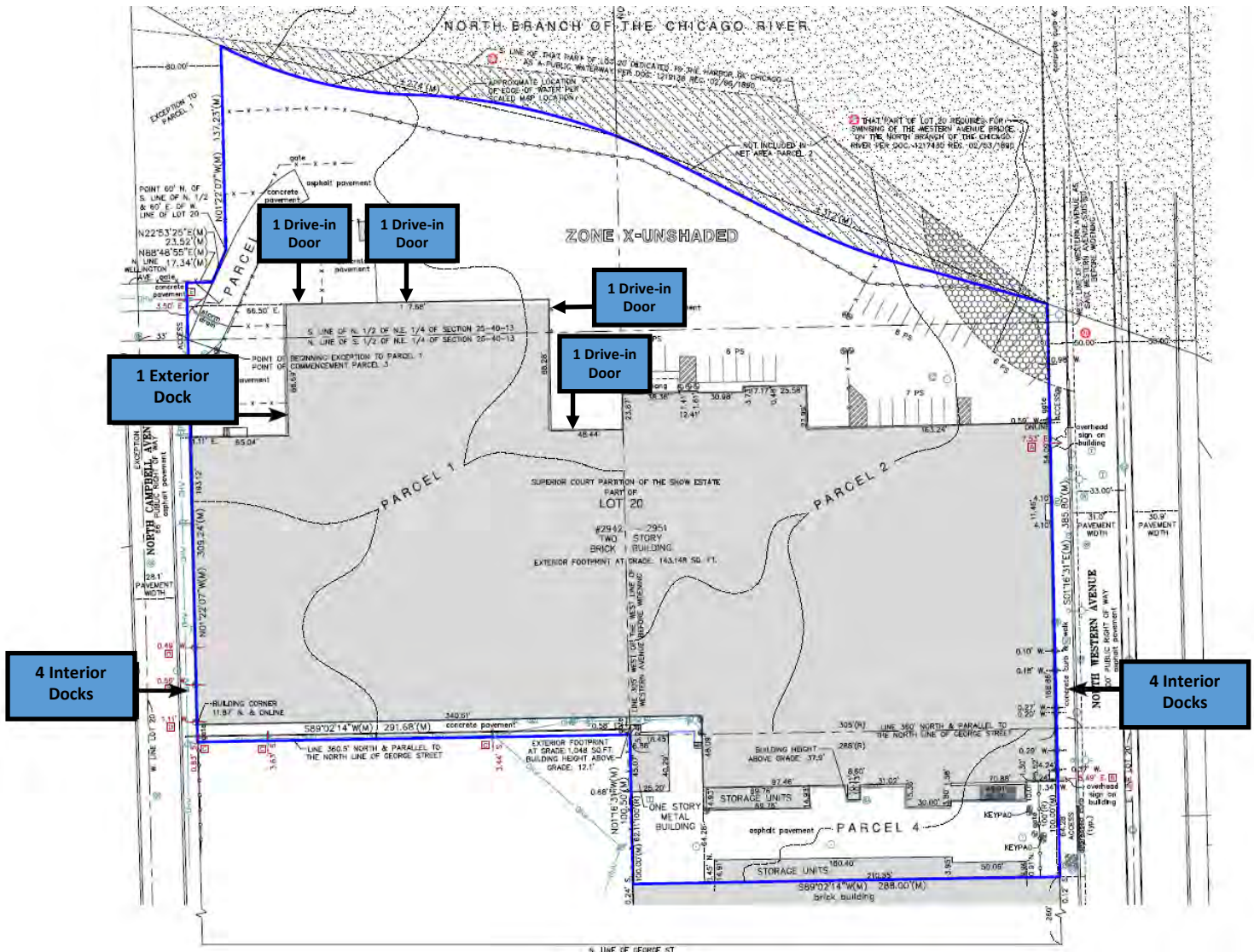
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## SURVEY



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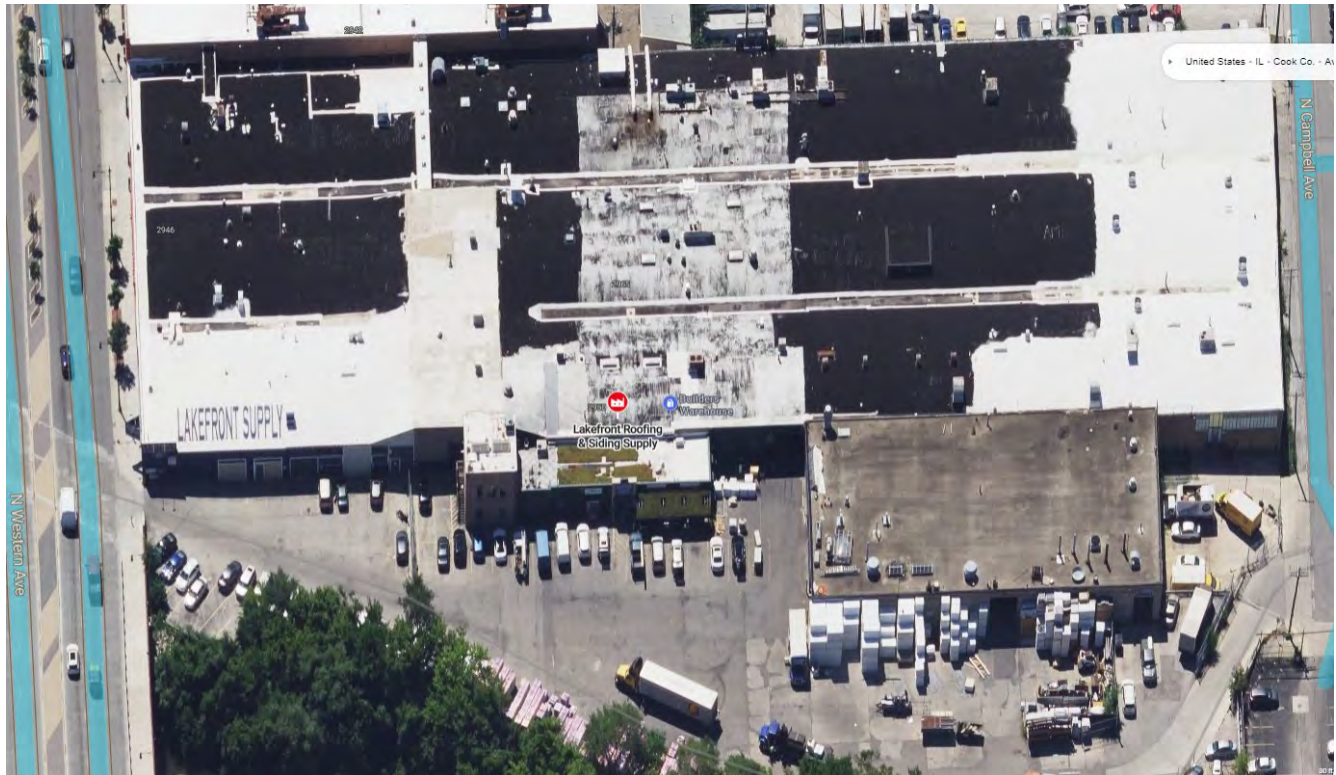
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This flyer was produced using data from private and government sources deemed reliable. The information herein is provided without representation.



## Building Aerials

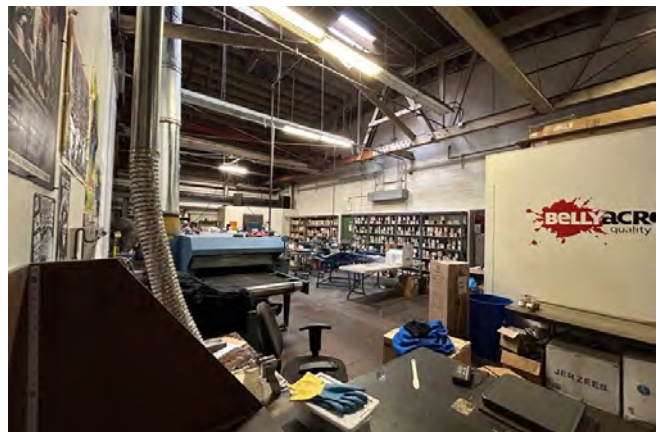
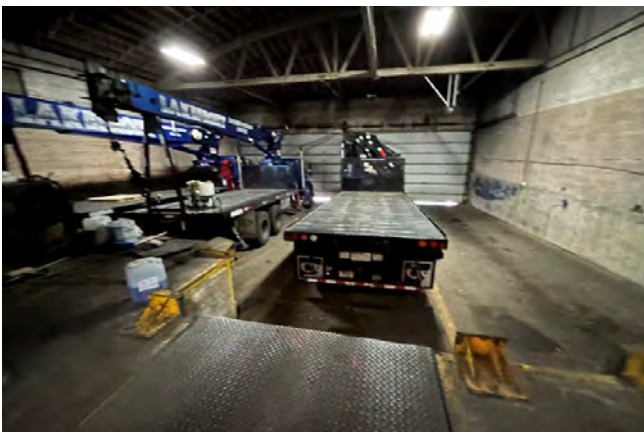


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## Property Photos

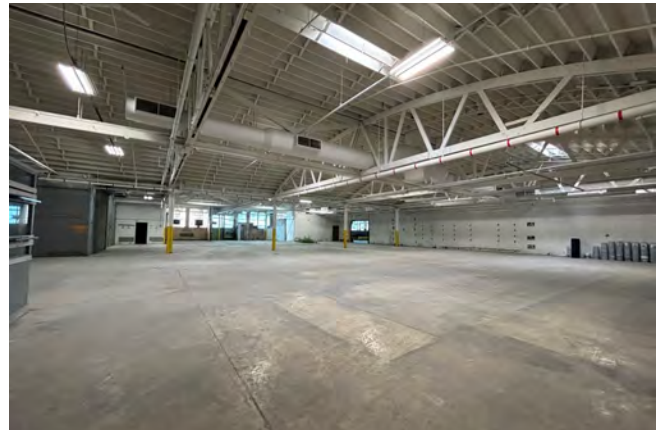


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## Interior Photos



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