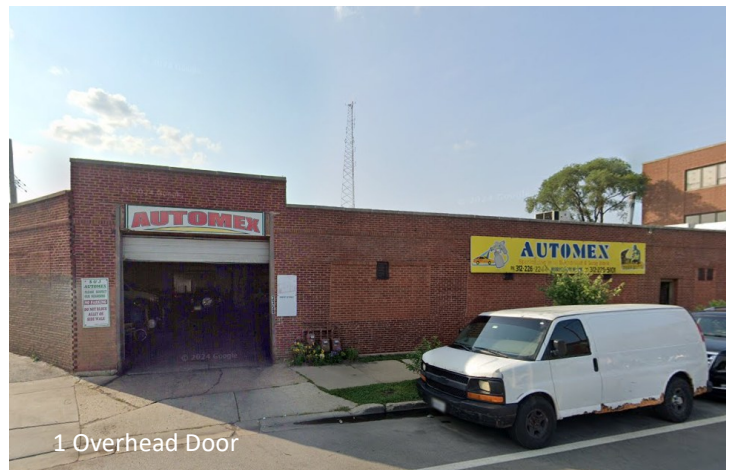


## BARREL-TRUSS INDUSTRIAL/WAREHOUSE SPACE FOR LEASE 9,000 SF



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.

<b>Size:</b>	9,000 SF
<b>Rental Rate:</b>	\$8,500 Monthly
<b>Lease Type:</b>	Modified Gross
<b>Zoning:</b>	C1-1
<b># of Docks:</b>	1 Interior
<b>Traffic Count:</b>	15,000 Vehicles Per Day along Elston Avenue



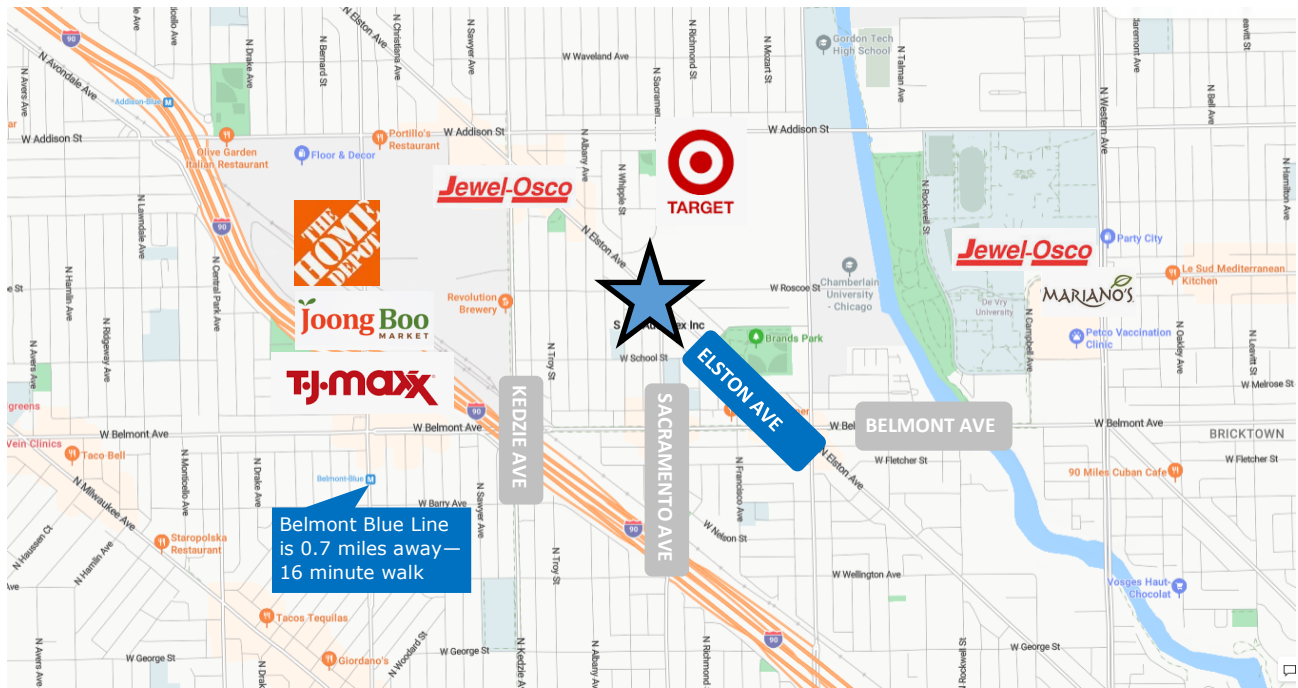
MJ WEINBERGER

847-334-2587

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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



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## LAYOUT



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



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