

# 3,870 - 4,143 SF

## Industrial Property For Lease



**BROWN**  
COMMERCIAL GROUP, INC.

**4000-4128 N. NASHVILLE AVENUE, CHICAGO, IL 60634**



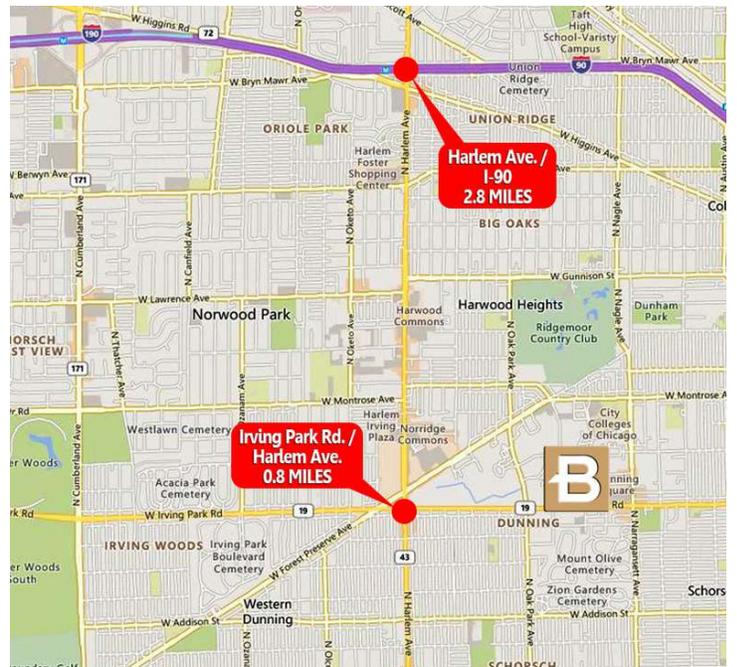
### LOCATION DESCRIPTION

Established business park at Nashville Ave. and Irving Park Rd. with easy access to major transportation routes via nearby Harlem Ave. and I-90.

SPACES	LEASE RATE	SPACE SIZE
4038 N Nashville	Subject to Offer	4,143 SF
4106 N Nashville	Subject To Offer	3,870 SF

### PROPERTY OVERVIEW

- Ideal park location for users needing units with small offices, some units with docks, and warehouse space
- Horizon Business Park is comprised of four multi-unit buildings totaling over 140,000 sf of flex space
- 5.29 acre site with ample parking
- Bus line access



**COLLIN TYRRELL**

847.758.9200 x303

CTYRRELL@BROWNCOMMERCIAL.COM

**DAN BROWN, SIOR**

847.758.9200 x302

DBROWN@BROWNCOMMERCIAL.COM

BROWNCOMMERCIAL.COM

// 1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

// 847.758.9200

No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice

# 3,870 - 4,143 SF

## Industrial Property For Lease



**BROWN**  
COMMERCIAL GROUP, INC.

4000-4128 N. NASHVILLE AVENUE, CHICAGO, IL 60634



**COLLIN TYRRELL**

847.758.9200 x303

CTYRRELL@BROWNCOMMERCIAL.COM

**DAN BROWN, SIOR**

847.758.9200 x302

DBROWN@BROWNCOMMERCIAL.COM

BROWNCOMMERCIAL.COM

// 1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

// 847.758.9200

No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice

# 3,870 - 4,143 SF

## Industrial Property For Lease



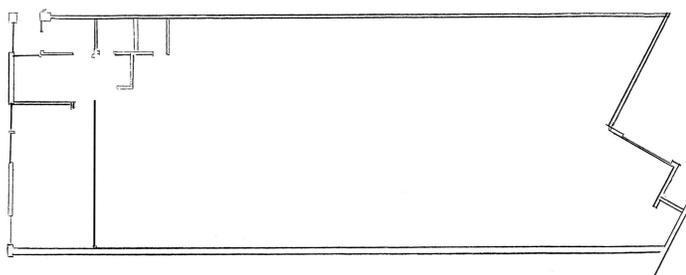
**BROWN**  
COMMERCIAL GROUP, INC.

**4038 N. NASHVILLE AVENUE, CHICAGO, IL 60634**



### 4038 N. NASHVILLE AVENUE (BUILDING 2)

- 4,143 SF
- Approximately 500 SF Offices
- 12' Clear Ceiling
- 1 Exterior Dock (10'x10' door)
- 400 Amp, 3 Phase Power
- Two Restrooms
- 100 % Air Conditioned
- Real Estate Taxes: 2024 Payable 2025 Base Year
- Common Area Maintenance: 2025 Base Year
- Lease Rate: Subject To Offer
- Available: May 1, 2026



**COLLIN TYRRELL**

847.758.9200 x303

CTYRRELL@BROWNCOMMERCIAL.COM

**DAN BROWN, SIOR**

847.758.9200 x302

DBROWN@BROWNCOMMERCIAL.COM

BROWNCOMMERCIAL.COM

//

1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

//

847.758.9200

No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice

# 3,870 - 4,143 SF

## Industrial Property For Lease



**BROWN**  
COMMERCIAL GROUP, INC.

**4106 N. NASHVILLE AVENUE, CHICAGO, IL 60634**



### 4106 NORTH NASHVILLE AVE. (BUILDING 3)

- 3,870 SF
- Approximately 927 SF Offices
- 12' Clear Ceiling
- 1 Truck Level Dock
- 200 Amp, 3 Phase Power
- 100% Air Conditioned
- Kitchenette
- Two Restrooms
- Real Estate Taxes: 2024 Payable 2025 Base Year
- Common Area Maintenance: 2025 Base Year
- Lease Rate: Subject To Offer
- Available: May 1, 2026

**COLLIN TYRRELL**

847.758.9200 x303

CTYRRELL@BROWNCOMMERCIAL.COM

**DAN BROWN, SIOR**

847.758.9200 x302

DBROWN@BROWNCOMMERCIAL.COM

BROWNCOMMERCIAL.COM



1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007



847.758.9200

No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice