

FOR LEASE
700 SF INDUSTRIAL/FLEX SPACE WITH 15' CEILING
AND OVERHEAD DOOR



700 SF industrial/flex space available for lease with 15' ceiling and overhead door. A gated driveway leads to the loading bay area. Located at the intersection of Belmont & Cicero with quick access to I90/94. The building was renovated in 2023 with improvements to the roof, façade, and air conditioning.

Rental Rate:	\$2,000 per Month
Rental Type:	Gross
Available Space:	700 SF
Ceiling Height:	15'
Zoning:	M1-1
Area:	Kilbourn Park
Year Built/ Renovated:	1958/2023

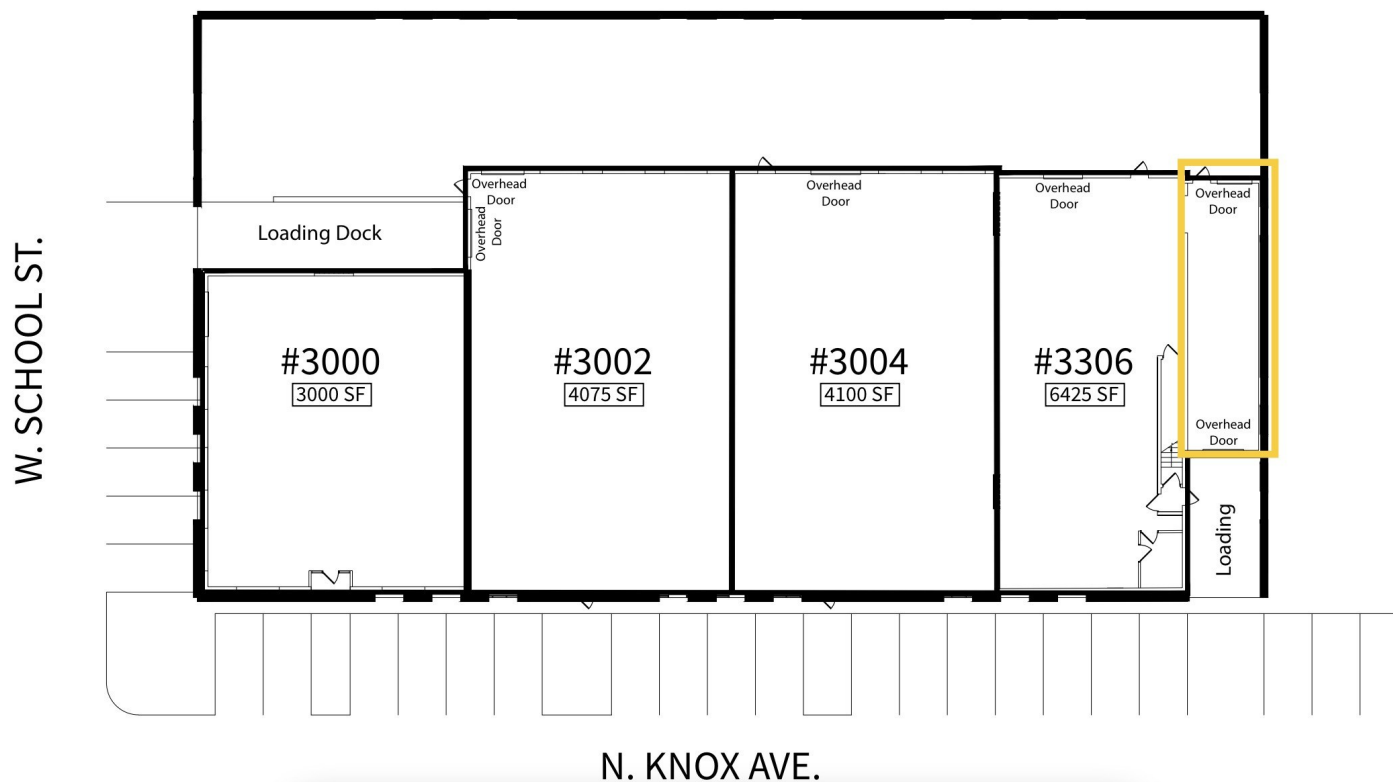
CRAIG WOLF

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

LEASING PLAN



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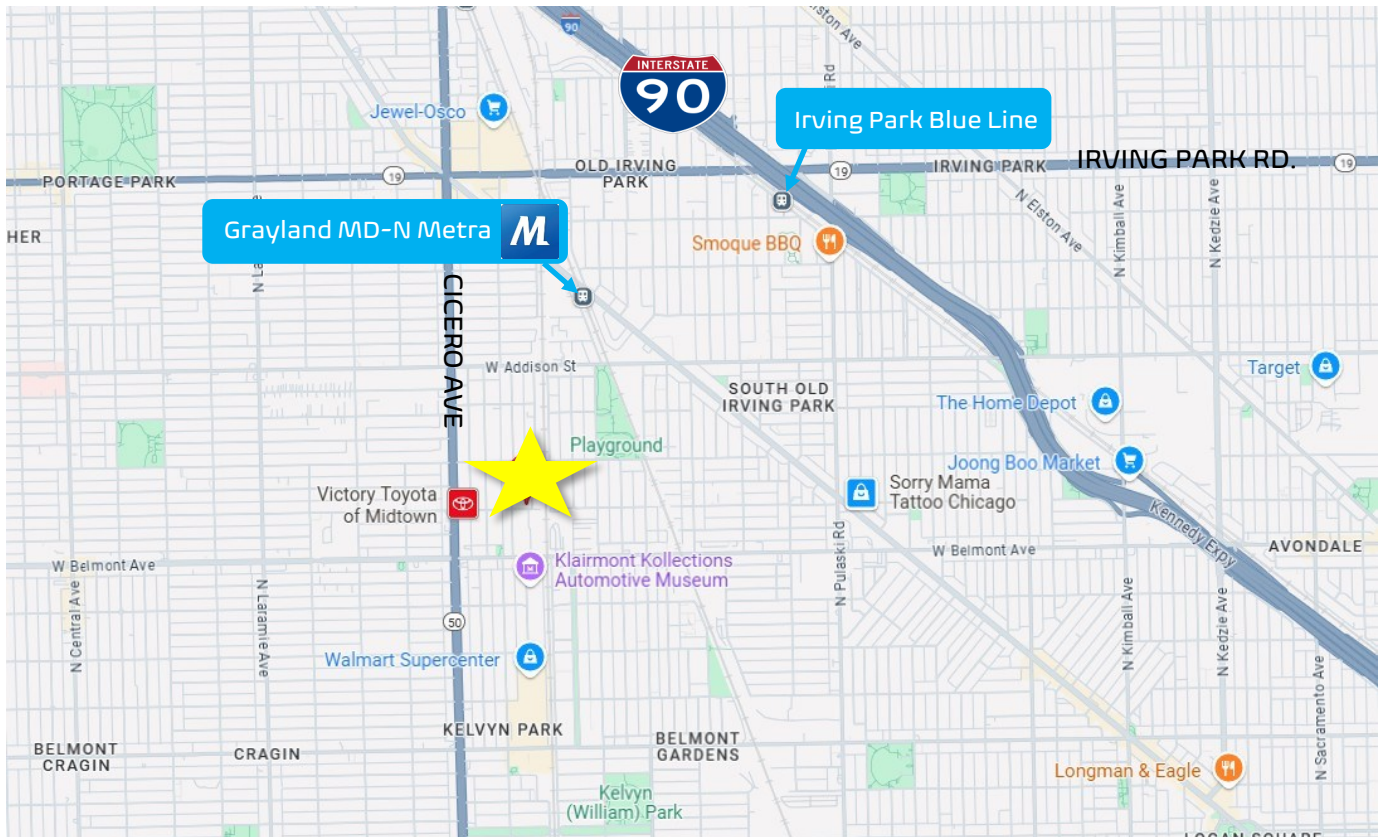
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3306 N. KNOX AVE.

CHICAGO, IL. 60641

FOR LEASE 900 SF INDUSTRIAL/FLEX SPACE WITH OVERHEAD DOOR



Highway Access:	Quick access to I90/94
Public Transportation:	<ul style="list-style-type: none">• 3 Minute drive to Grayland MD-N Metra station (15 minute walk)• 5 minute drive to Irving Park Blue Line station• 5 minute drive to Irving Park UP-NW Metra station
Nearby Businesses within 0.5 miles:	Tony's Fresh Market, United States Postal Service, Victory Toyota Auto Dealership, Bryn Mawr Breakfast Club, Hall Plaza, Walmart, Aldi, UPS, and Chase Bank

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