

**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.

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

**CRAIG WOLF**

847-989-9653

 CRAIG@STRAUSSREALTY.COM

**STRAUSS REALTY, LTD.**

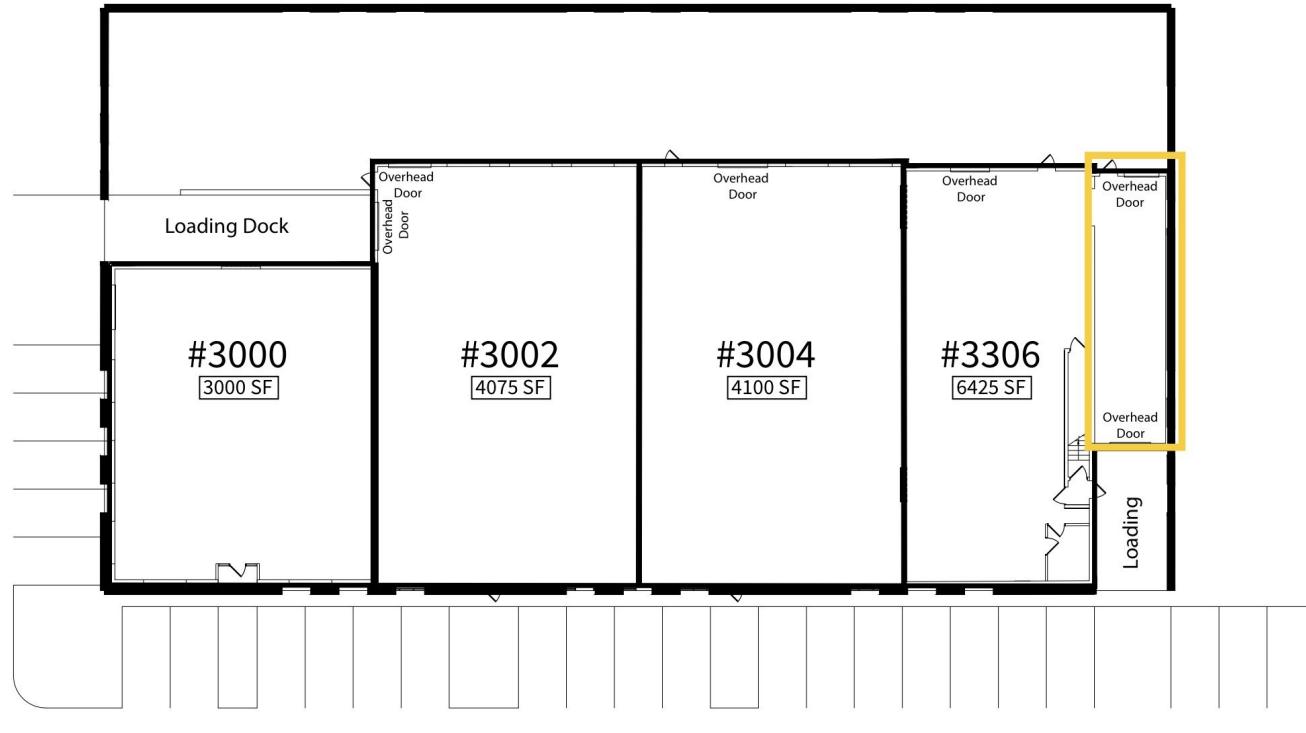
4220 W. MONTROSE AVENUE

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

## LEASING PLAN

W. SCHOOL ST.



N. KNOX AVE.

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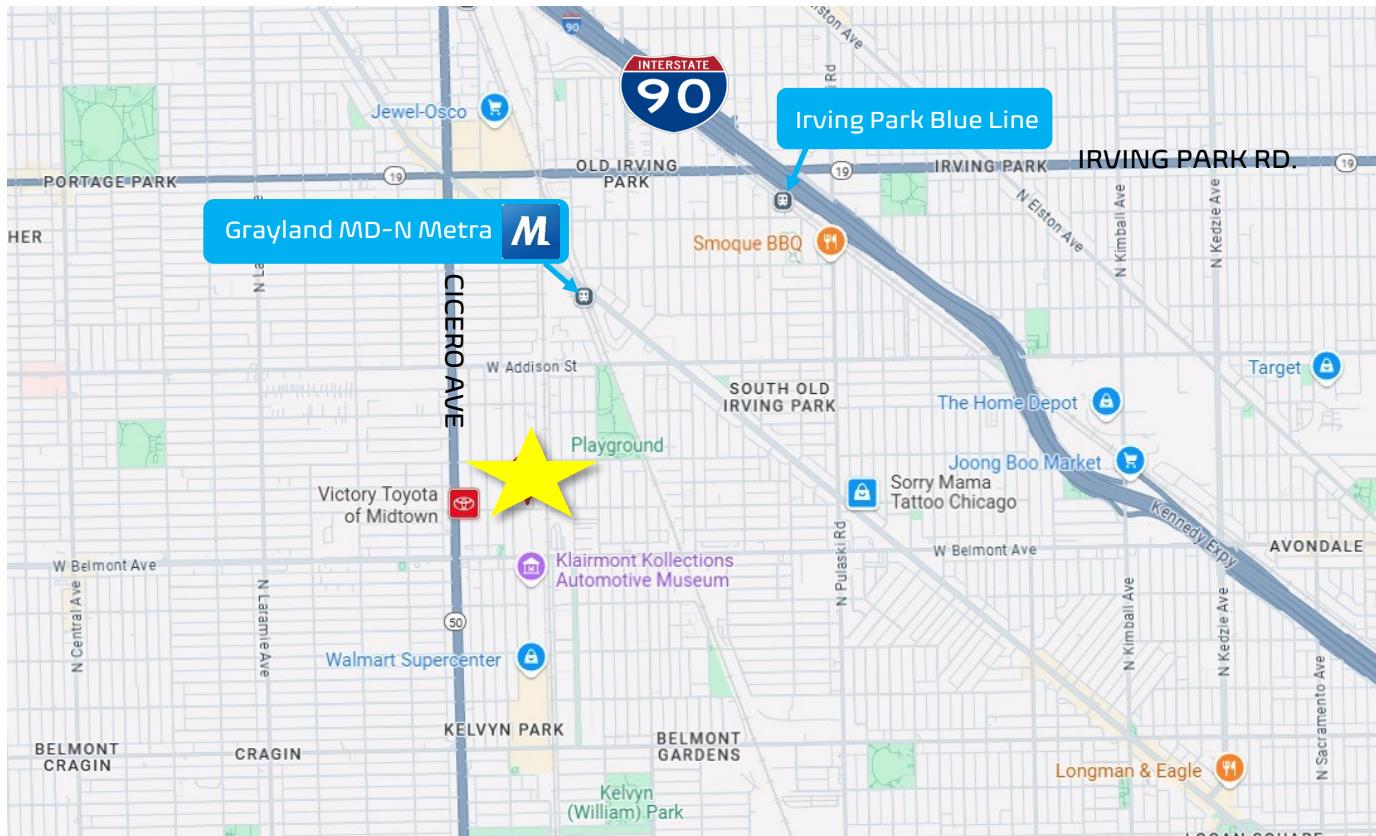
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<b>Highway Access:</b>	Quick access to I90/94
<b>Public Transportation:</b>	<ul style="list-style-type: none"> <li>3 Minute drive to Grayland MD-N Metra station (15 minute walk)</li> <li>5 minute drive to Irving Park Blue Line station</li> <li>5 minute drive to Irving Park UP-NW Metra station</li> </ul>
<b>Nearby Businesses within 0.5 miles:</b>	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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