



MENARD JOHNSON
& ASSOCIATES, INC.



www.MenardJohnson.com
2200 W. Roscoe St.
Chicago, IL 60618



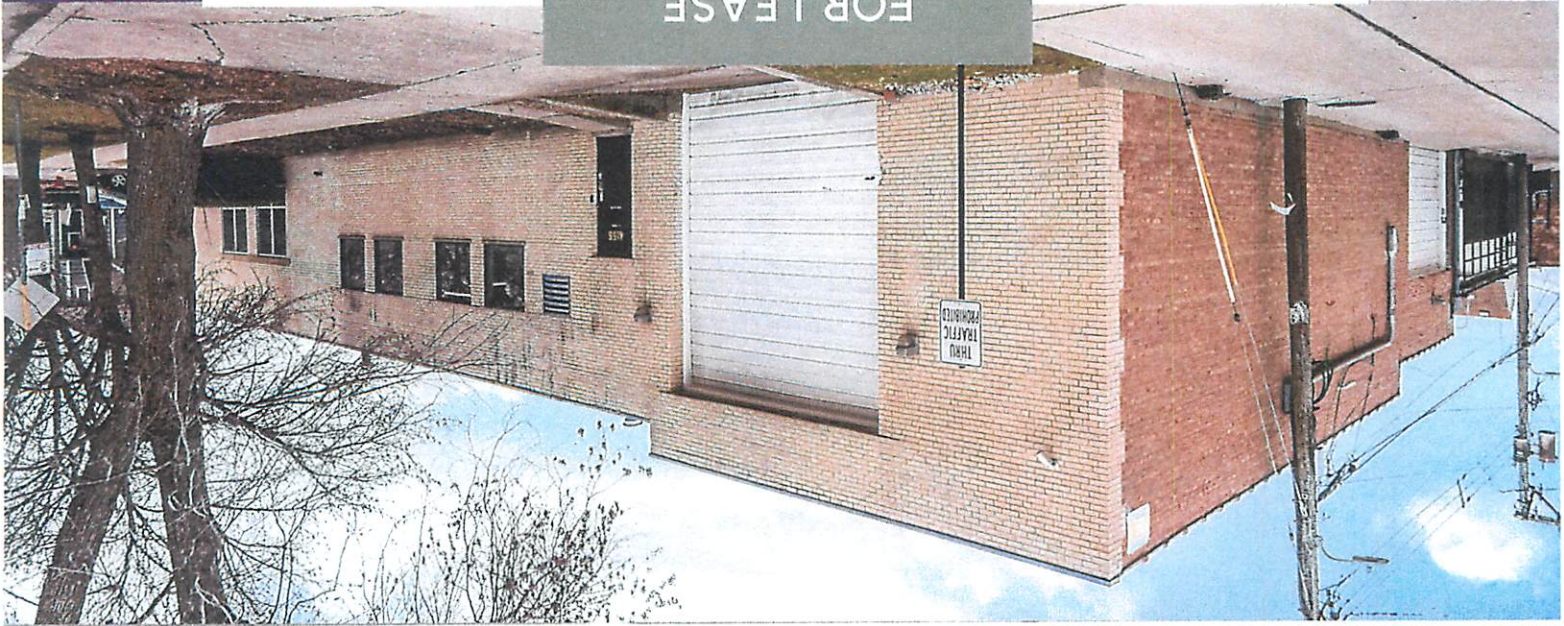
Al Johnson, DMB
Al@MenardJohnson.com
(773) 472-6016



Office/Showroom • Warehouse Space
Loading Dock • Flex Space
Ald/Tif: Ald. Mat Martin. Western Ave South TF District

4155 N Rockwell St, Chicago, IL 60618

FOR LEASE





LEASE OVERVIEW

Lease Price:	\$15.50 PSF NNN 10 yr term
Est. Real Taxes	\$4.63 per SF
Space Size:	7,760 SF
Year Built:	1970
Zoning:	M1-1
Market:	North Center
Cross Streets:	Rockwell & Irving Park Rd

AREA TENANTS

- Children's Lighthouse
- Prep Therapy and Fitness
- Burning Bush Brewery
- Mojo Dog Co
- Wake n Bake
- Found Dog Training
- Stay

PROPERTY HIGHLIGHTS

- Flexible, multi use space
- Move-in ready
- Great location with heavy street traffic
- Easy access to public transportation and major streets

PROPERTY DESCRIPTION

Rarely available industrial building. The space was updated within the past 3 years. It's an office, showroom and warehouse. Depressed loading dock off of Berteau w/ storage space. 2 car garage off of the alley used as storage. Office approx 1,470 sq ft. 12' to bottom of trusses. 2 private baths GFA/Ac for this space. Loading dock approx 1,240 sq ft. Bay approx 36' x 15'. Overhead door 20' x 14'. 15' to bottom of trusses. 1 Modine Type Heater. Garage space 20' x 20'. Overhead door 10' x 16'. Warehouse space approx 4,650 sq ft. Modine type Heater. 12' to bottom of trusses. 400 amp 3 phase electrical service. 3 panels with circuit breakers. All electrical updated and in conduit. Some newer windows. Space is very clean and lends itself for different uses. Immediate occupancy

AREA AND TRANSPORTATION HIGHLIGHTS

- 6 Blocks East to heart of North Center
- Irving Bus Rockwell and Irving
- Brown Line Eastwood and Western
- I90-94 Addison/Central Park and Irving/Keeler
- Horner and California Parks across the river
- 312 River Run Bike Trail
- Clark Park and WMS Boathouse
- Boys and Girls Club
- Paul Revere Park (under renovation)
- Bradley Place Climb Zone various sports and other activities for kids
- Chicago Fire Soccer

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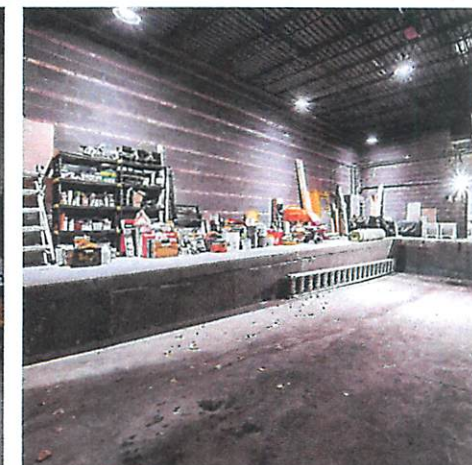
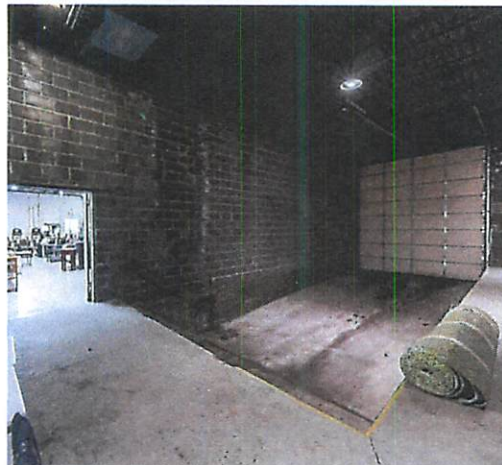
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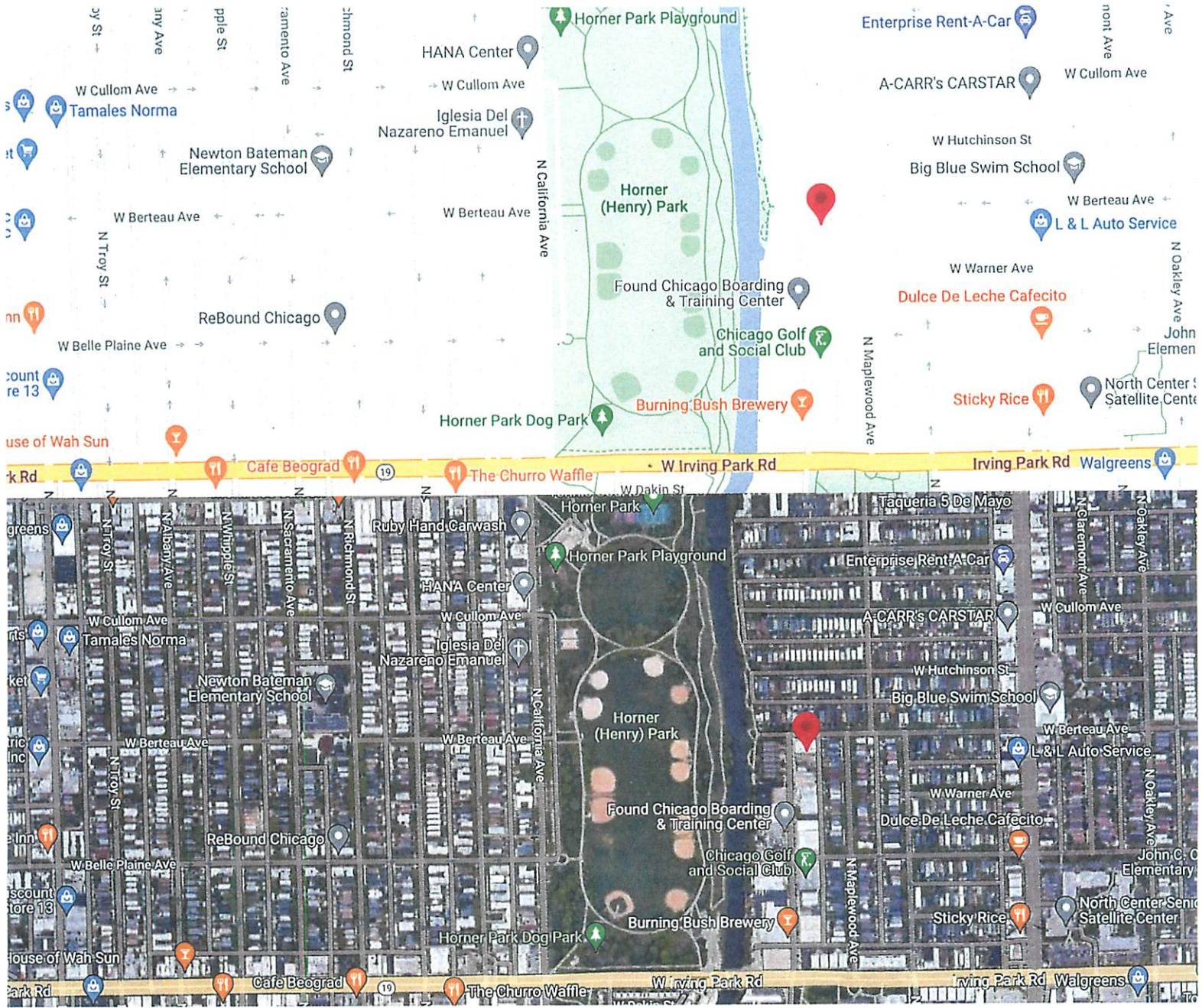
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Traffic Count: Irving Park Road 30,000+ VPD

DEMOGRAPHICS MAP & REPORT

2020	1.0 Miles	2.0 Miles
Population	45,635	249,925
Households	18,937	104,615
Average Households Income	\$121,231	\$110,347
Median Income	\$85,678	\$78,531
Total Consumer Spending		\$2,491.658

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