

FLEX, WAREHOUSE, CREATIVE UNITS FOR LEASE ±27,229 SF AVAILABLE C1-1 ZONING



| | | |
|--------|------------|---|
| Unit A | ±3,103 SF | 2nd floor office |
| Unit B | ±13,200 SF | Wide open barrel truss warehouse space |
| Unit C | ±10,926 SF | Flat roof open space with minimal columns |

- PART ONE AND TWO-STORY BUILDING CONTAINING ±36,272 SF OF GROSS BUILDING AREA. ±9,043 SF HAS BEEN LEASED.
- **RENTAL RATE: \$12.95 PSF, NNN**
- TAXES (2023): \$2.80 PSF
- ESTIMATED OPERATING EXPENSES: \$1.75 PSF
- 1 LOADING DOCK AND 4 DRIVE-IN DOORS (3 DOORS BEING ADDED)
- 12'-18' CLEAR CEILING HEIGHTS
- 11 TOTAL PARKING SPACES
- AMPLE POWER, HVAC BEING ADDED
- WARD 33—ALDERMAN ROSSANA RODRIGUEZ SANCHEZ
- KENNEDY/KIMBALL TIF DISTRICT



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DALE STRAUSS

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STRAUSS REALTY, LTD.

4220 W. MONTROSE AVENUE

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

SITE PLAN



UNIT A ±3,103 SF OFFICE AVAILABLE ON 2ND FLOOR

- Newly remodeled
- Full HVAC
- New kitchen
- New washroom
- Mix of open space/private conference room

UNIT B ±13,200 SF

- Wide open barrel truss warehouse space
- 12' Clear
- Power—Ample
- 2 drive-in doors being added
- HVAC being added

UNIT C ±10,926 SF

- Flat roof open space with minimal columns
- 12' Clear
- 1 loading dock
- 5 parking spaces
- Power—Ample
- 1 drive-in door being added
- HVAC being added
- New washrooms



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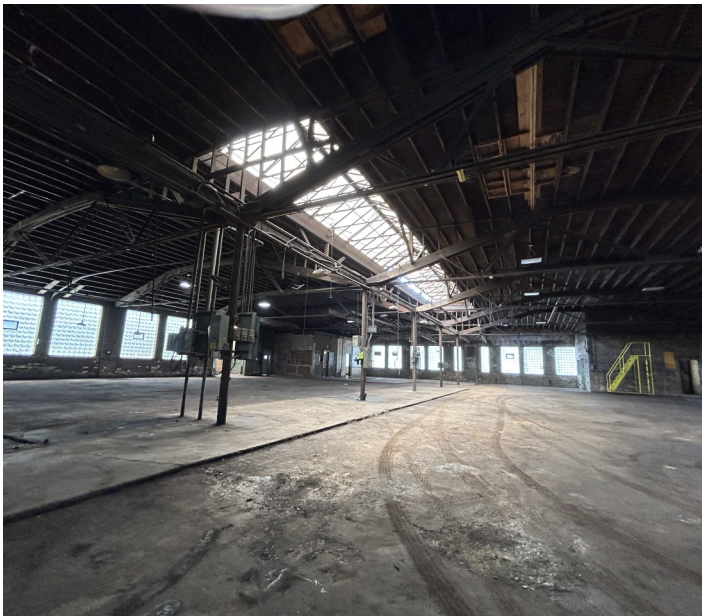
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UNIT B
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UNIT C
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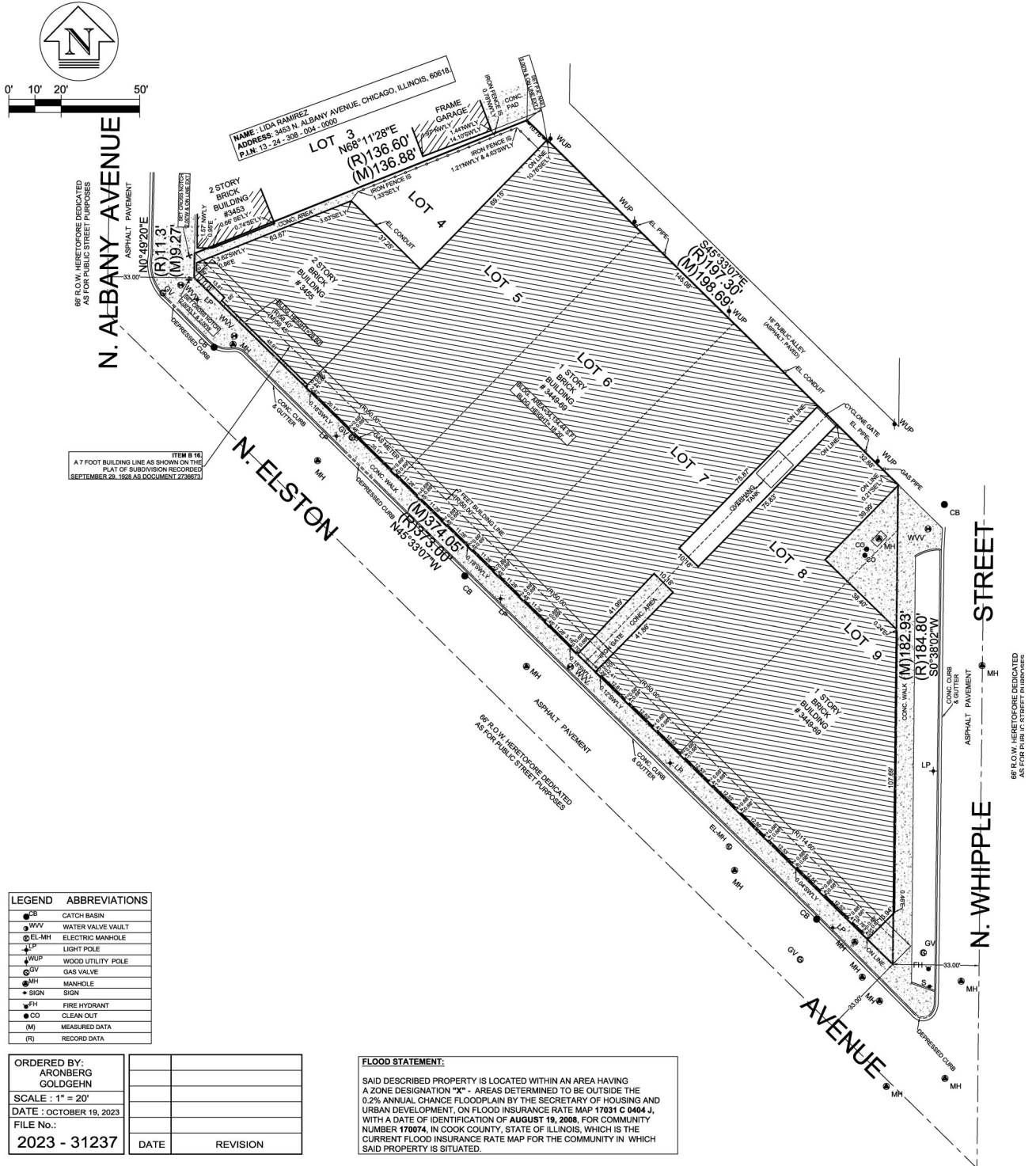
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SURVEY

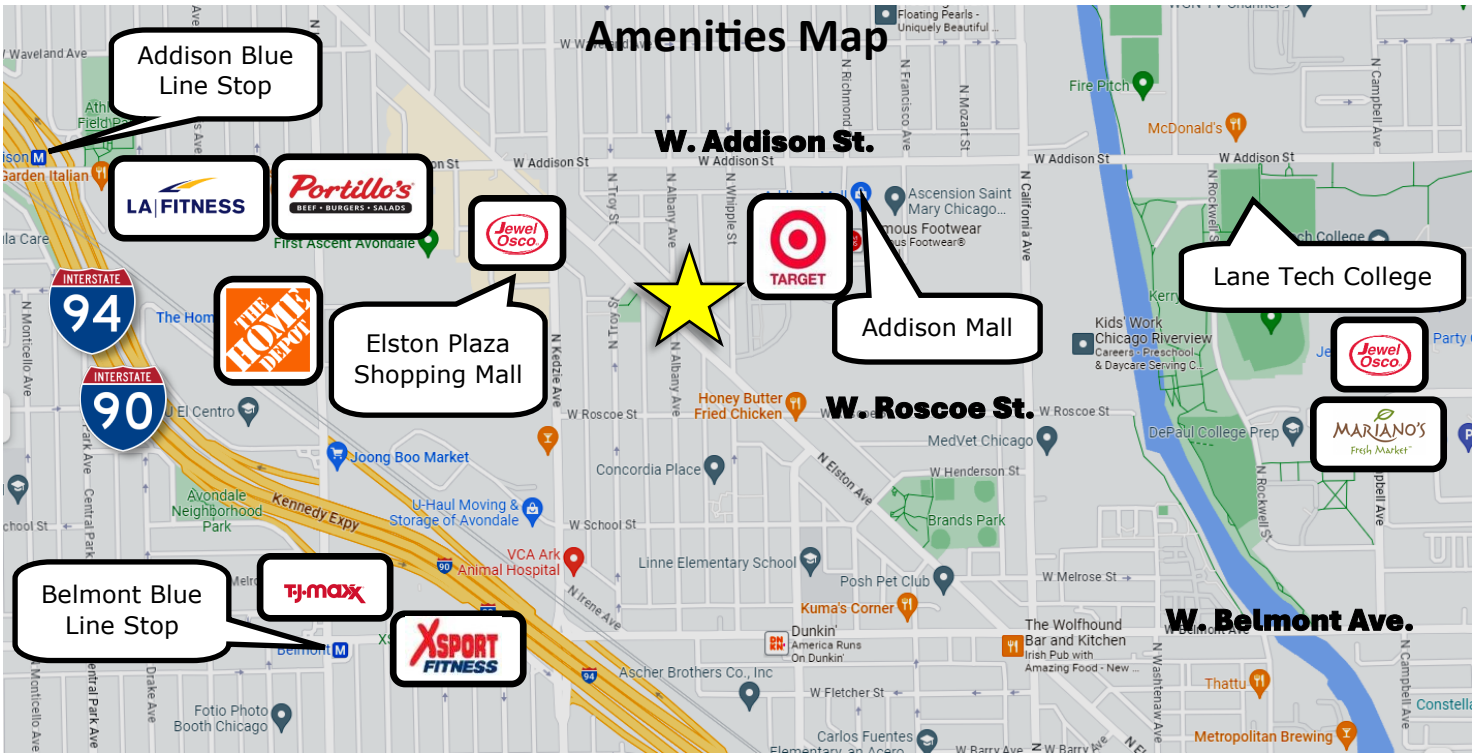


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Amenities Map



Aerial



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