



## ***4055 W. Peterson Ave. (Rear)*** ***(Chicago, IL 60646)***

**AVAILABLE IN 60-90 DAYS**

- COMMERCIAL/INDUSTRIAL (FLEX) SPACE
- ZONING: M2-1
- TERM: 5-10 YEARS
- ±11,000 SQUARE FEET
- LEASE: MODIFIED-GROSS
- RATE: NEGOTIABLE

Lichter Realty, Inc. is offering, for lease, ±11,000 square feet of commercial / industrial (flex) space. The property is located in the Sauganash neighborhood (which is located in the 39th Ward). The property is located on Peterson Ave. (±42,000 VPD) and it is 0.75mile from the expressway (I-94). The building features a pylon sign and a parking lot with 55+ parking spots. The space is currently built out and licensed as a micro-brewery with a taproom, but the space is ideal for many different types of business uses. The space features large signage, many windows, two garage-style windows, an ADA-compliant entrance, a drive-in door, a loading dock, 18-foot ceilings, floor drains, ample power, ample water, large bathrooms, a courtyard (offering outdoor space), a basement (for offices and/or storage), heating throughout the space, full HVAC in a portion of the space (i.e. the taproom), and MORE!!! The space can be delivered as a production space (for a micro-brewery, micro-distillery, coffee roastery, etc.) with a retail area (i.e. taproom, lounge, coffee house, etc.) or the space can be gutted and delivered as a “vanilla box” or the space can be built-to-suit to meet the space requirements of a new tenant.

HIGHWAY PROXIMITY	PYLON SIGN	PARKING LOT
DRIVE-IN-DOOR	LOADING DOCK	HIGH CEILINGS
AMPLE POWER	FLOOR DRAINS	BUILD-TO-SUIT