

1,680 - 6,970 SF

Industrial Property For Lease



BROWN
COMMERCIAL GROUP, INC.

4000-4128 N. NASHVILLE AVENUE, CHICAGO, IL 60634



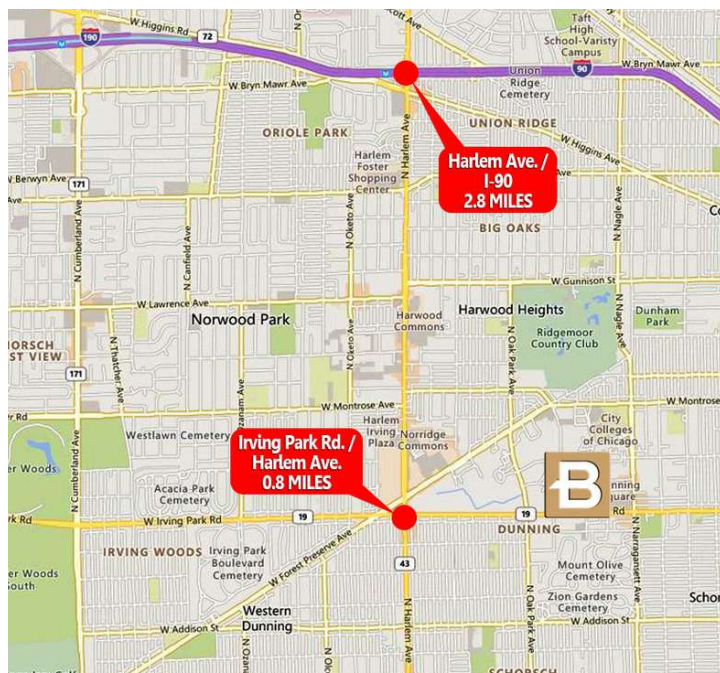
LOCATION DESCRIPTION

Established business park at Nashville Ave. and Irving Park Rd. with easy access to major transportation routes via nearby Harlem Ave. and I-90.

SPACES	LEASE RATE	SPACE SIZE
4102 N Nashville	Subject To Offer	3,485 SF
4116-4118 N Nashville	Subject To Offer	6,970 SF
6604 W Irving Park Rd	Subject To Offer	1,680 SF

PROPERTY OVERVIEW

- Ideal park location for users needing units with small offices, some units with docks, and warehouse space
- Horizon Business Park is comprised of four multi-unit buildings totaling over 140,000 sf of flex space
- 5.29 acre site with ample parking
- Bus line access



COLLIN TYRRELL

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DAN BROWN, SIOR

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1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

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No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice

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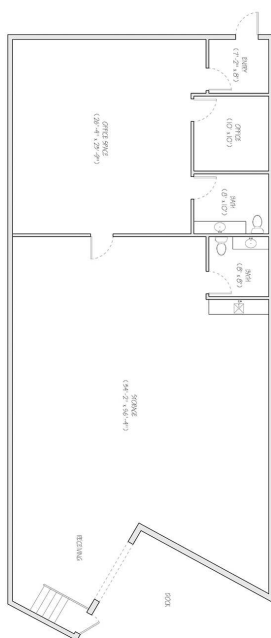
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4102 N. NASHVILLE AVENUE, CHICAGO, IL 60634



4102 NORTH NASHVILLE AVE. (BUILDING 3)

- 3,485 SF
- Approximately 720 SF Offices
- 12' Clear Ceiling
- 1 Truck Level Dock
- 200 Amp, 3 Phase Power
- 100% Air Conditioned
- Kitchenette
- Two Restrooms
- Real Estate Taxes: TBD
- Common Area Maintenance: TBD
- Lease Rate: Subject To Offer

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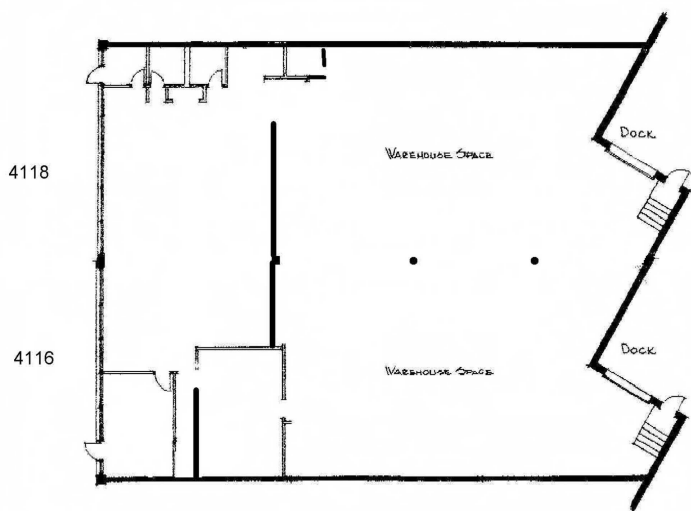
BROWN
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4116-4118 N. NASHVILLE AVENUE, CHICAGO, IL 60634



4116-4118 N. NASHVILLE AVE. (BUILDING 3)

- 6,970 SF
- Approximately 20% Office
- 12' Clear Ceiling
- 2 Docks (10' x 10')
- 20% Air Conditioning
- Two Restrooms
- Real Estate Taxes: TBD
- Common Area Maintenance: TBD
- Lease Rate: Subject To Offer



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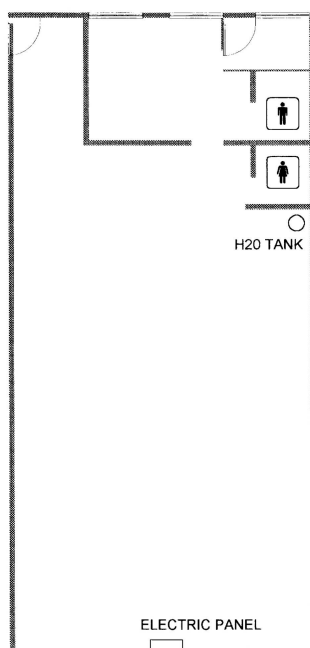
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BROWN
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6604 W. IRVING PARK RD., CHICAGO, IL 60634



6604 W. IRVING PARK RD. (BUILDING 1)

- 1,680 SF
- Approximately 260 SF Office
- 12' Clear Ceiling
- Double Man Door Loading
- Two Restrooms
- Real Estate Taxes: TBD
- Common Area Maintenance: TBD
- Lease Rate: Subject To Offer
- Available Immediately

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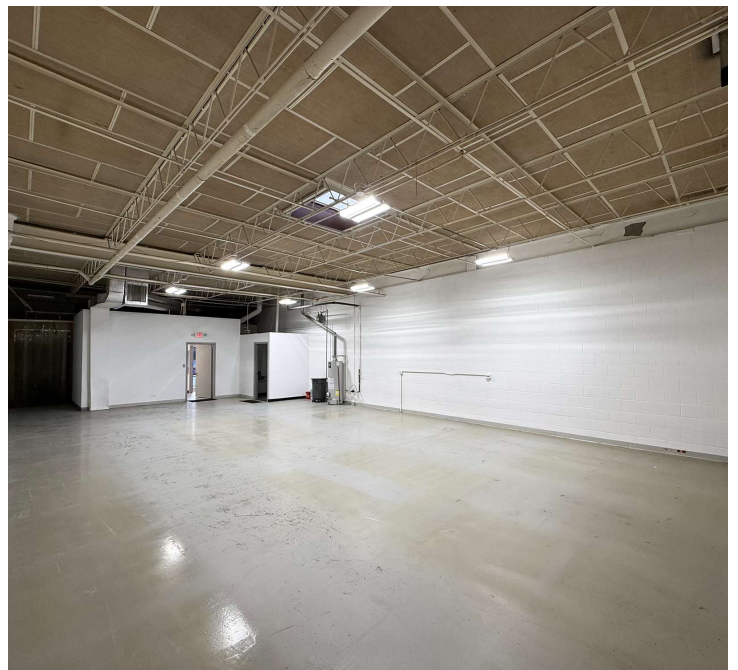
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