

# 1,708 - 3,944 SF

## Industrial Property For Lease



**BROWN**  
COMMERCIAL GROUP, INC.

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



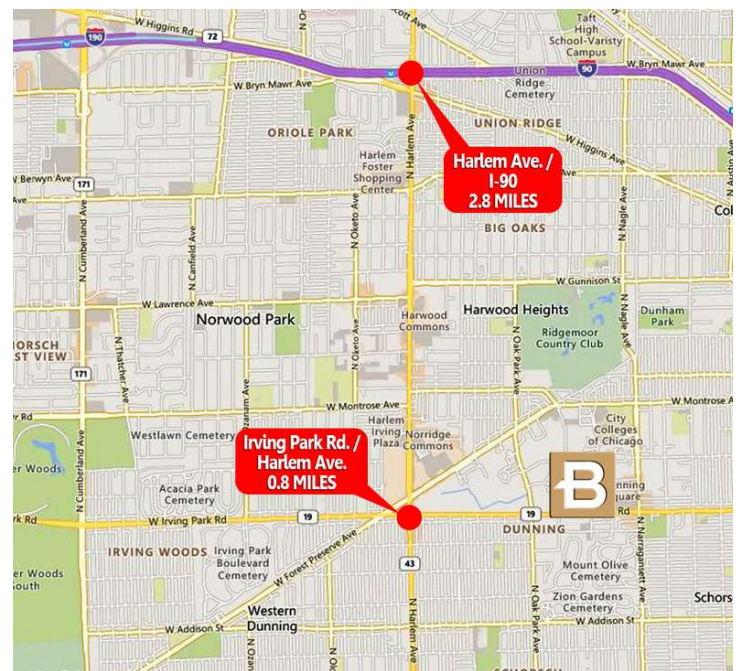
### LOCATION DESCRIPTION

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
4006 N Nashville	Subject To Offer	1,708 SF
4100 N Nashville	Subject To Offer	3,944 SF
4102 N Nashville	Subject To Offer	3,485 SF
4104 N Nashville	Subject To Offer	3,485 SF
4106 N Nashville	Subject To Offer	3,870 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



**COLLIN TYRRELL**

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**DAN BROWN, SIOR**

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

// 847.758.9200

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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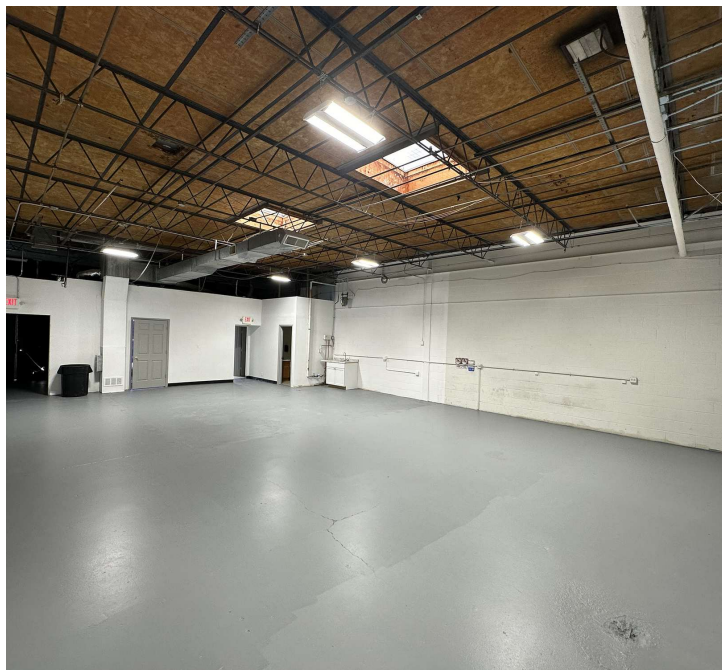
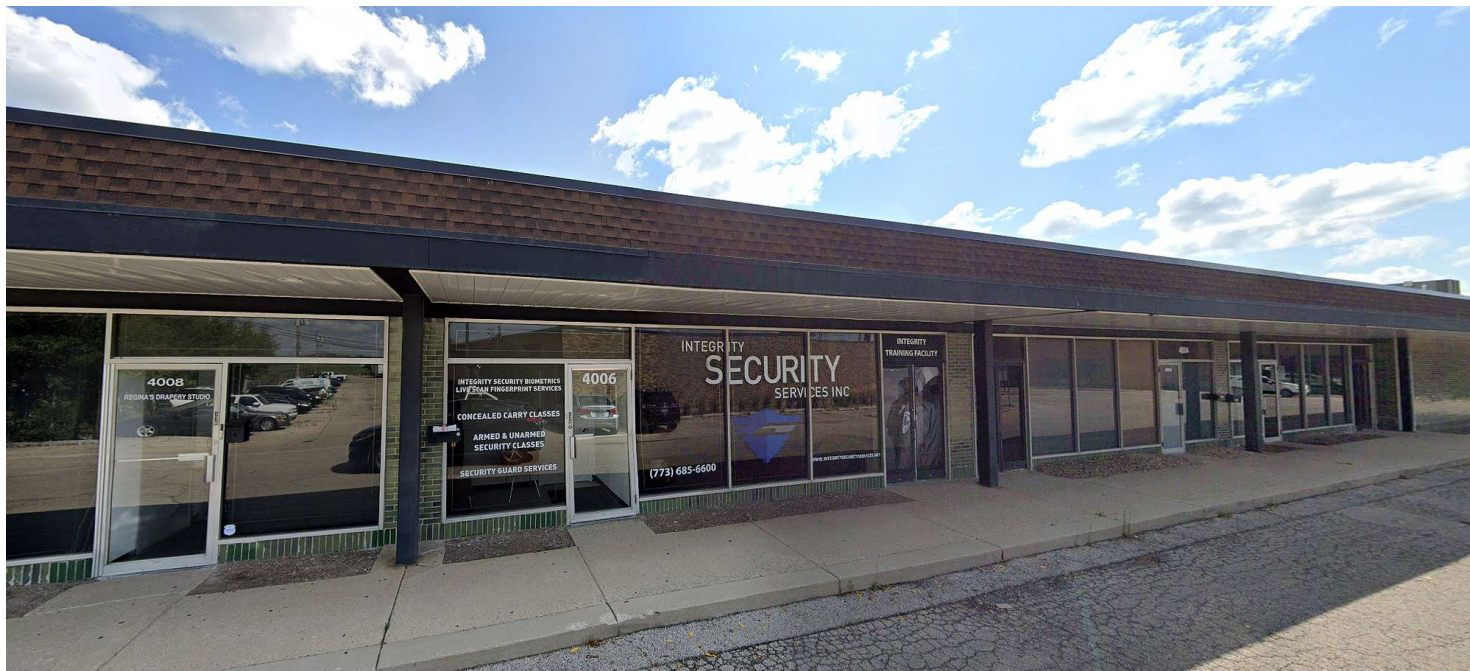
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4006 N. NASHVILLE AVENUE, CHICAGO, IL 60634



### 4006 NORTH NASHVILLE AVE. (BUILDING 1)

- 1,708 SF
- Approximately 10% SF Office
- 1,530 ± SF Warehouse
- 12' Clear Ceiling
- Double Man Door Loading
- 200 Amps, 3 Phase Power
- 95% Air Conditioning
- Two Restrooms
- Real Estate Taxes: 2022 Base Year
- Common Area Maintenance: 2023 Base Year
- Lease Rate: Subject To Offer
- Available Immediately

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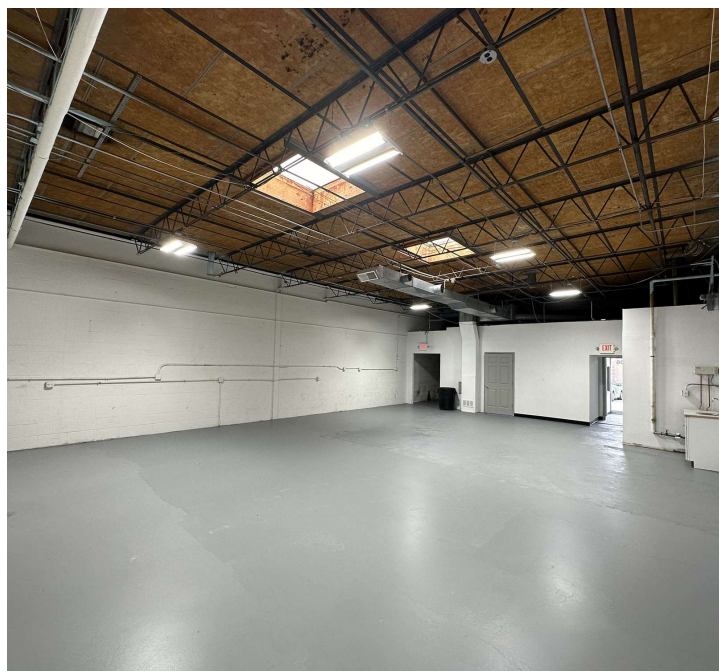
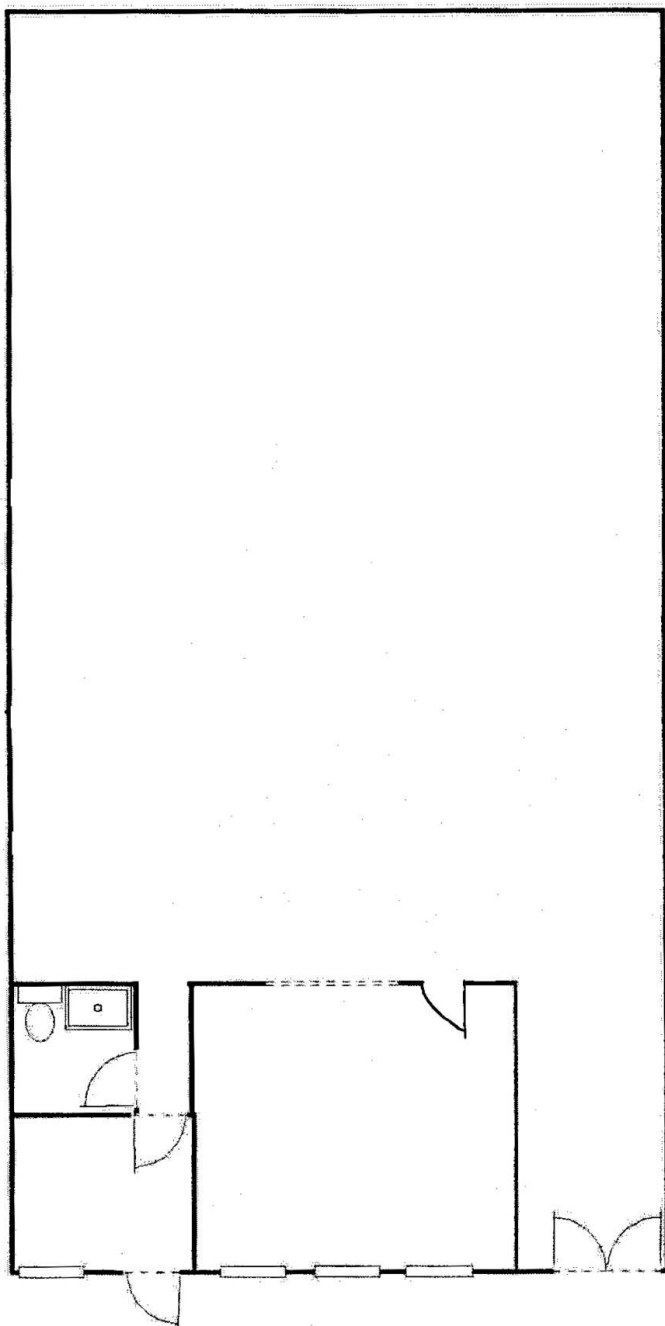
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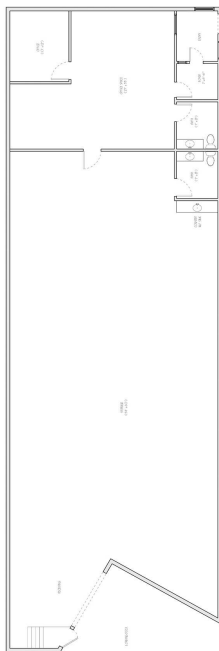
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## Industrial Property For Lease



**BROWN**  
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**4100 N. NASHVILLE AVENUE, CHICAGO, IL 60634**



### **4100 NORTH NASHVILLE AVE. (BUILDING 3)**

- 3,944 SF
- Approximately 1,140 SF Offices
- 12' Clear Ceiling
- 1 Truck Level Dock
- 1 Drive-in Door
- Power TBD
- Air Conditioned Offices
- Kitchenette
- Two Restrooms
- Real Estate Taxes: 2022 Base Year
- Common Area Maintenance: 2023 Base Year
- Lease Rate: Subject To Offer

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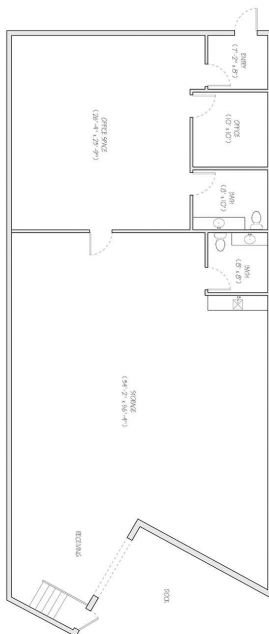
**BROWN**  
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**4102 N. NASHVILLE AVENUE, CHICAGO, IL 60634**



### 4102 NORTH NASHVILLE AVE. (BUILDING 3)

- 3,485 SF
- Approximately 720 SF Offices
- 12' Clear Ceiling
- 1 Truck Level Dock
- Power TBD
- Air Conditioned Offices
- Kitchenette
- Two Restrooms
- Real Estate Taxes: 2022 Base Year
- Common Area Maintenance: 2023 Base Year
- Lease Rate: Subject To Offer



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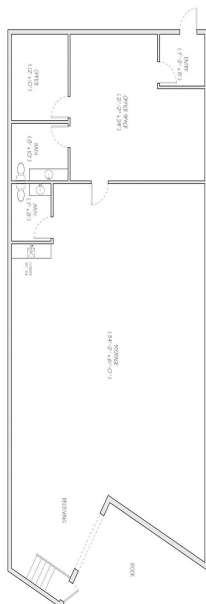
**BROWN**  
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**4104 N. NASHVILLE AVENUE, CHICAGO, IL 60634**



### 4104 NORTH NASHVILLE AVE. (BUILDING 3)

- 3,485 SF
- Approximately 411 SF Offices
- 12' Clear Ceiling
- 1 Truck Level Dock
- 400 Amps, 3 Phase Power
- Air Conditioned Offices
- Kitchenette
- Two Restrooms
- Real Estate Taxes: 2022 Base Year
- Common Area Maintenance: 2023 Base Year
- Lease Rate: Subject To Offer



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## Industrial Property For Lease



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### 4106 NORTH NASHVILLE AVE. (BUILDING 3)

- 3,870 SF
- Approximately 927 SF Offices
- 12' Clear Ceiling
- 1 Truck Level Dock
- Power TBD
- Air Conditioned Offices
- Kitchenette
- Two Restrooms
- Real Estate Taxes: 2022 Base Year
- Common Area Maintenance: 2023 Base Year
- Lease Rate: Subject To Offer

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