

For Lease
15,000 SF Pristine Building for Industrial/Commercial Use

5480 N. Elston Ave.
Chicago, IL 60630



Clean building featuring one interior truck-level dock, approx. 13,000 square feet of warehouse space, and 2,000 square feet of office space. The pristine interior includes a showroom area and kitchenette, making it suitable for any commercial use. The warehouse offers 14-foot clear ceilings. Onsite parking for 10 vehicles plus abundant street parking. Ideally situated along the Elston Corridor with convenient access to major expressways and public transportation.

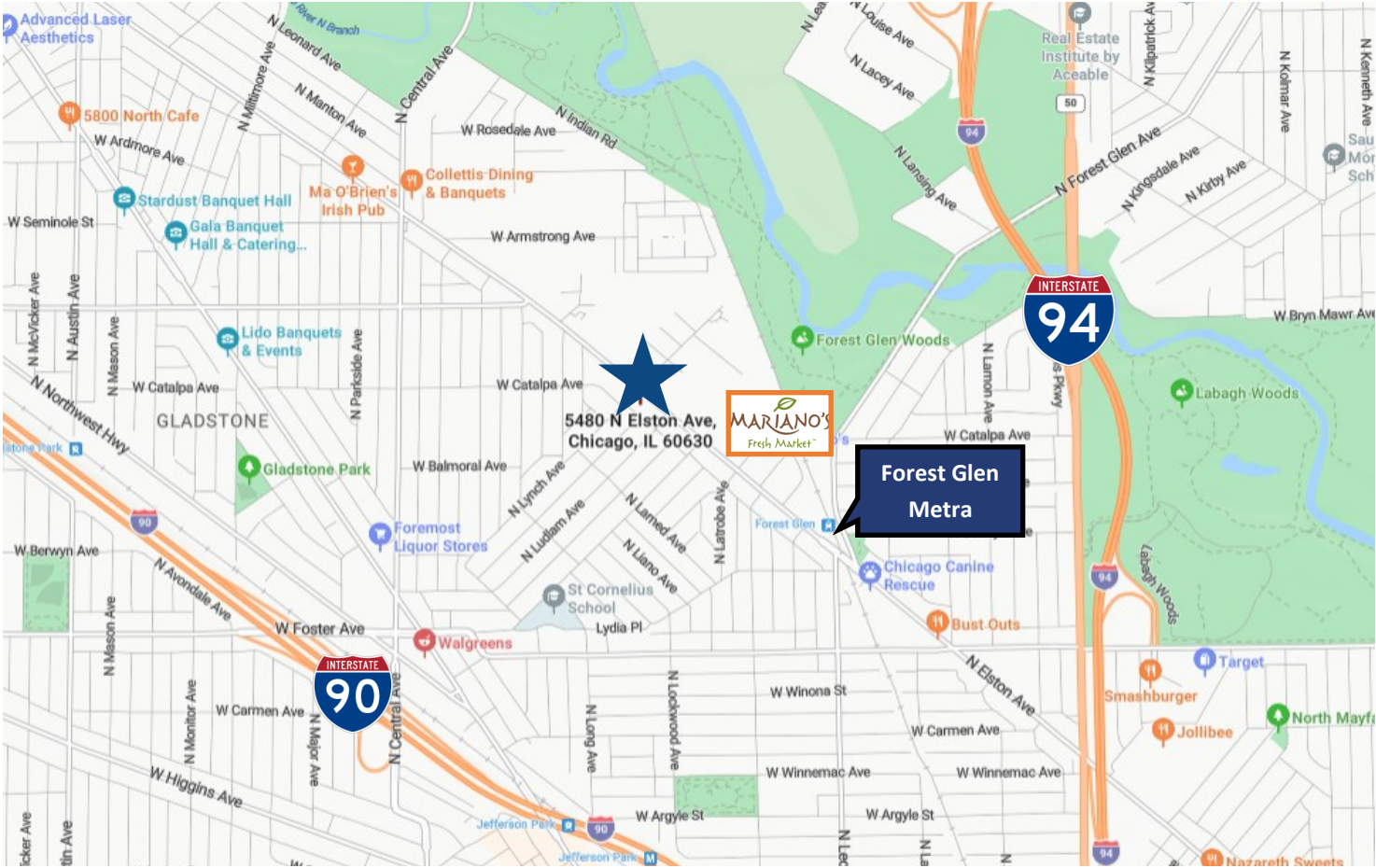
LEASE PRICE:	\$15.00 PSF, NNN
SIZE:	15,000 SF Total 13,000 SF Warehouse 2,000 SF Office
PASS-THRU:	\$4.31 PSF
DOCKS:	1 Interior Truck-Level
DID:	1 Drive-in Door
CEILING:	14' High
PARKING:	10 Spaces
ZONING:	C1-1
AREA:	Jefferson Park

CONTACT Dale Strauss
773 736 3600 Office
dale@straussrealty.com

STRAUSS
REALTY, LTD.

5480 N. Elston Ave.
Chicago, IL 60653

LOCATION



- Only 0.4 miles to Forest Glen Metra MD-N Line station (2-minute drive or 10-minute walk)
- 0.2 miles to Mariano's (1-minute drive or 7-minute walk)
- 5 Minutes to I-90
- 5 Minutes from I-94
- Nearby businesses include distributors, supply shops, wholesale businesses, and manufacturing companies

CONTACT Dale Strauss
773 736 3600 Office
dale@straussrealty.com

STRAUSS
REALTY, LTD.

5480 N. Elston Ave.
Chicago, IL 60653

Interior



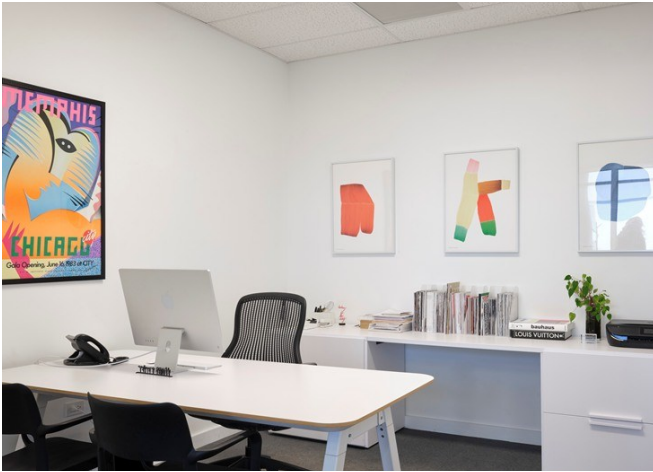
CONTACT Dale Strauss
773 736 3600 Office
dale@straussrealty.com



This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Strauss Realty, Ltd.

Interior

5480 N. Elston Ave.
Chicago, IL 60653



CONTACT Dale Strauss
773 736 3600 Office
dale@straussrealty.com

STRAUSS
REALTY, LTD.

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Strauss Realty, Ltd.

5480 N. Elston Ave.
Chicago, IL 60653

Exterior



CONTACT Dale Strauss
773 736 3600 Office
dale@straussrealty.com

STRAUSS
REALTY, LTD.

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Strauss Realty, Ltd.