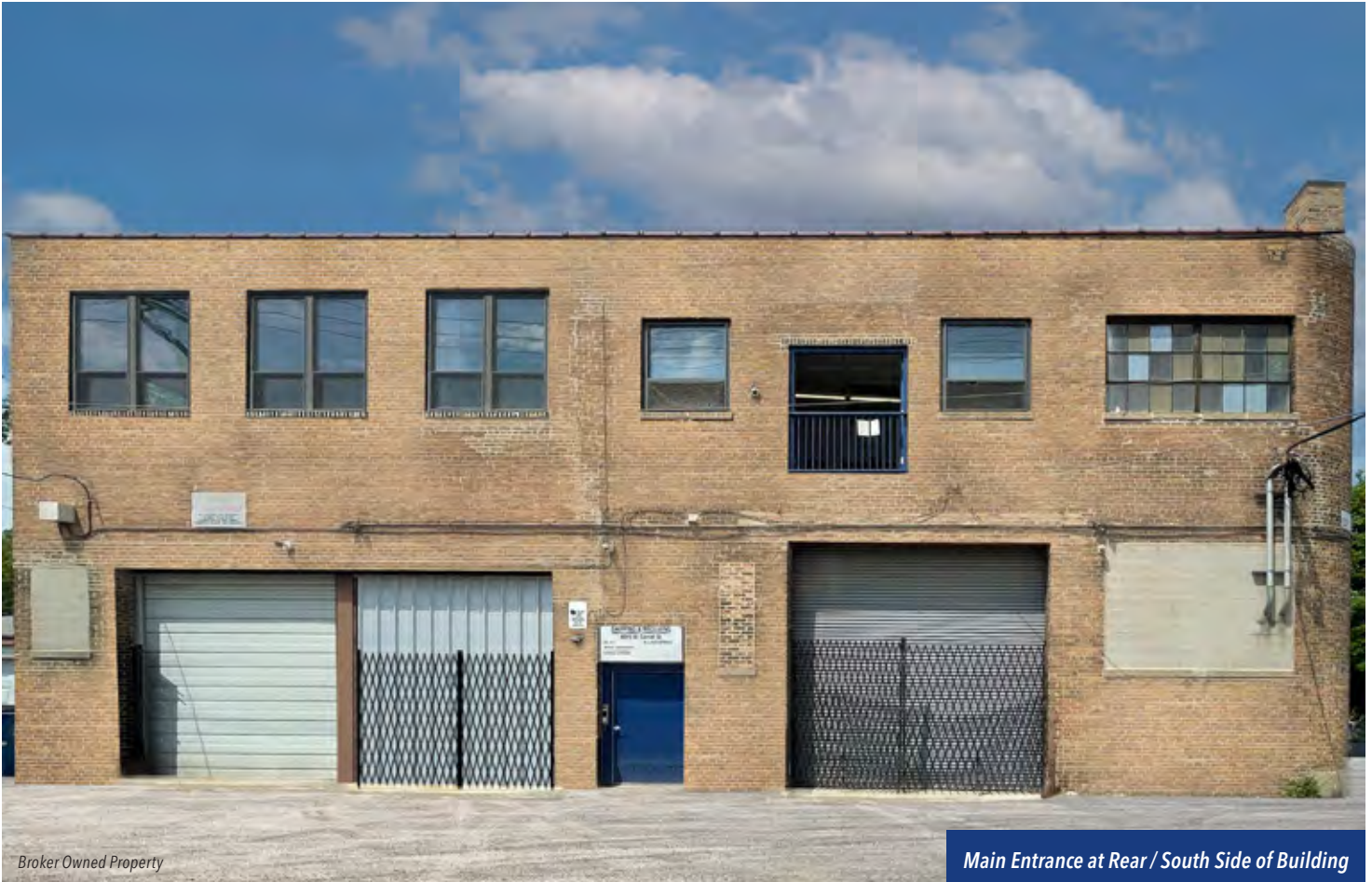


4015 W. Carroll Avenue

CHICAGO, IL 60624 | GARFIELD PARK

For Lease
INDUSTRIAL / FLEX SPACE



AVAILABLE SPACE

2ND FLOOR: Suite 202 1,488 SF (\$1240/month)

(Office / Flex)

BUILDING INFORMATION

LEASE RATE: \$10.00 PSF

LEASE TYPE: Modified Gross

ZONING: M1-2 & PMD

PARKING: ±35 car private lot

PROPERTY HIGHLIGHTS

- ▶ Private ±35 car parking lot
- ▶ Shared 14' overhead door / loading dock along with a freight elevator serving the 2nd floor
- ▶ Ownership has made significant recent upgrades including new paved parking lot, new bathrooms and common area improvements
- ▶ Affordable space in rapidly improving neighborhood close to downtown
- ▶ Easily accessible to I-290 and Cicero Avenue
- ▶ Convenient location adjacent to CTA Green Line Pulaski 'L' station (283K annual riders)

ARI TOPPER, CFA
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312.275.3113

OWEN WIESNER
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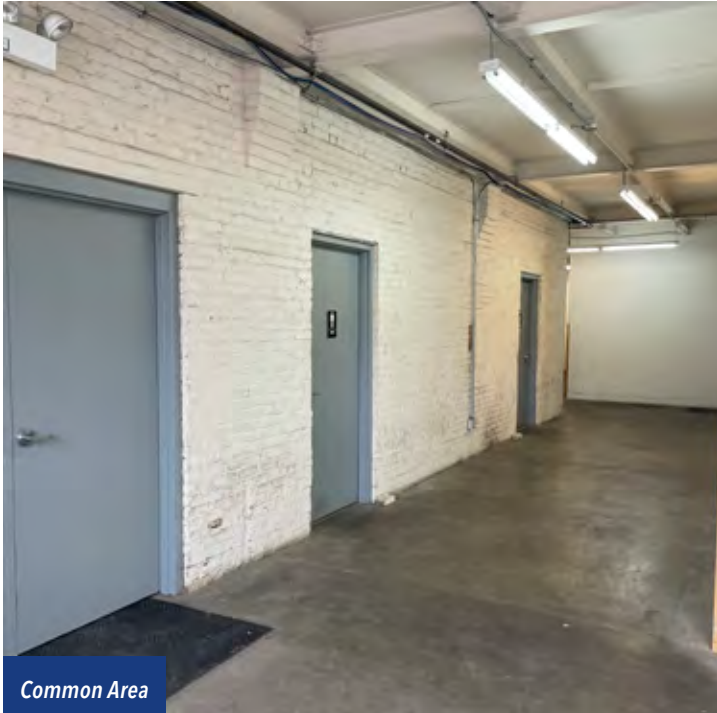
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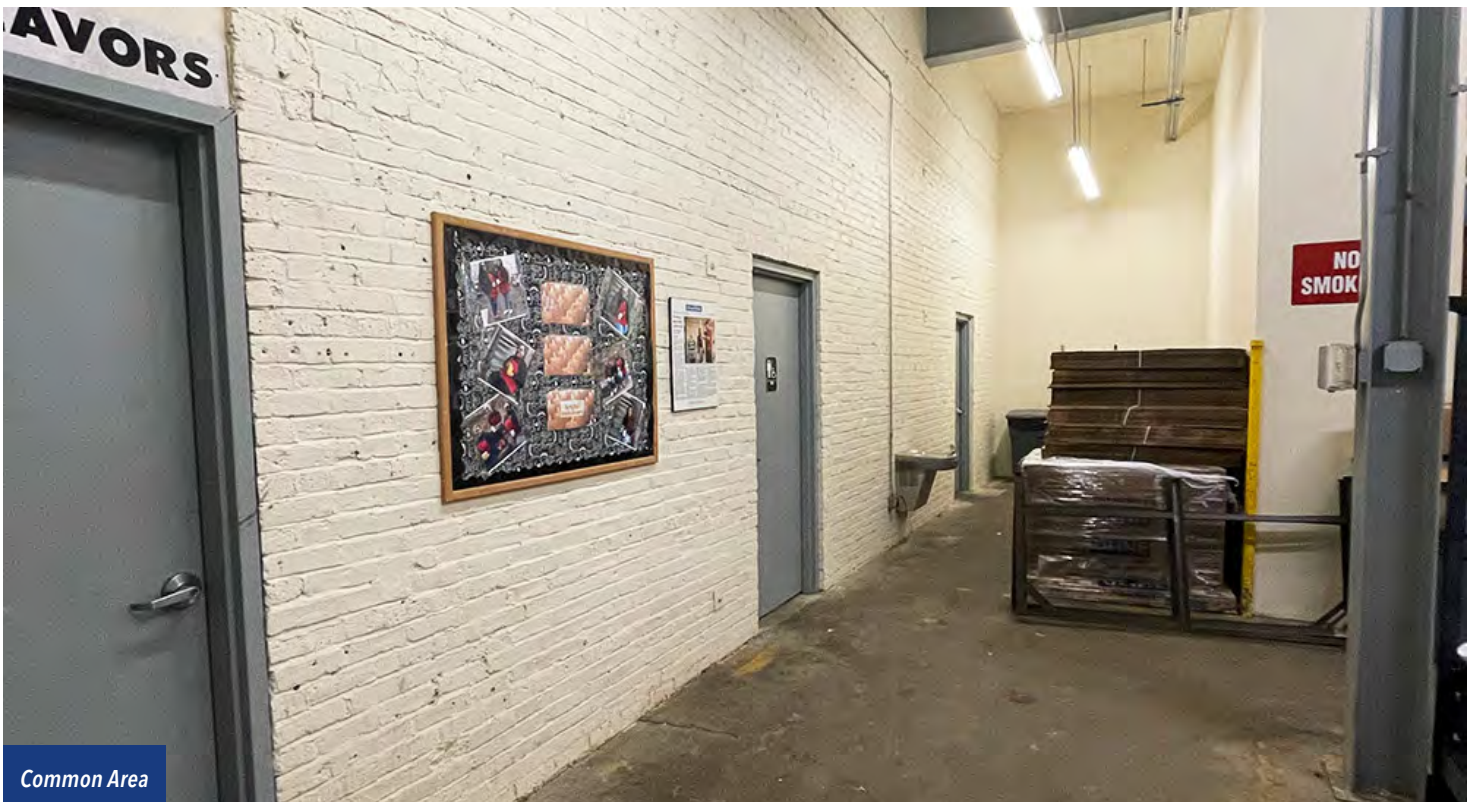
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Common Area



Freight Elevator



Common Area

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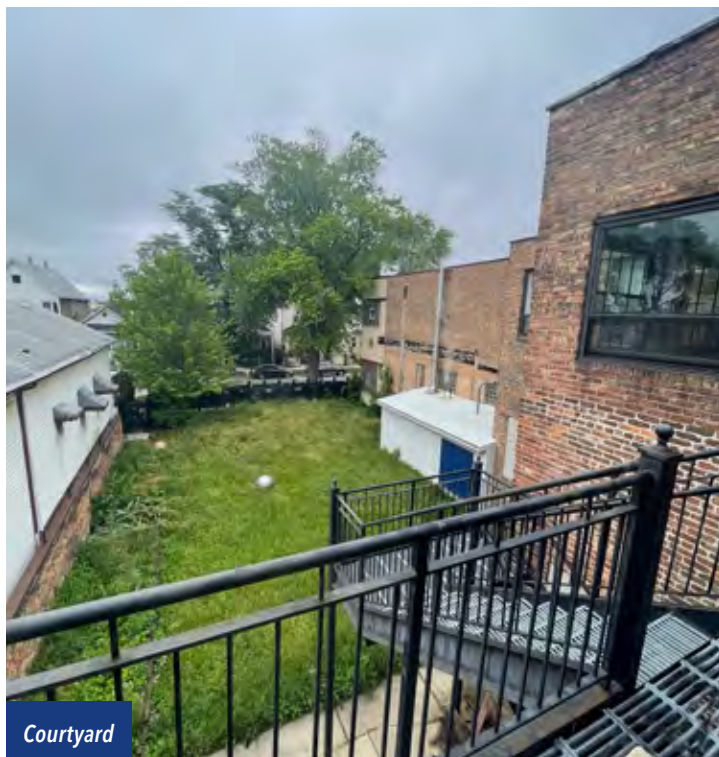
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For Lease

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Carroll Avenue Frontage / North Side of Building



Courtyard



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For Lease

INDUSTRIAL / FLEX SPACE



Suite 202



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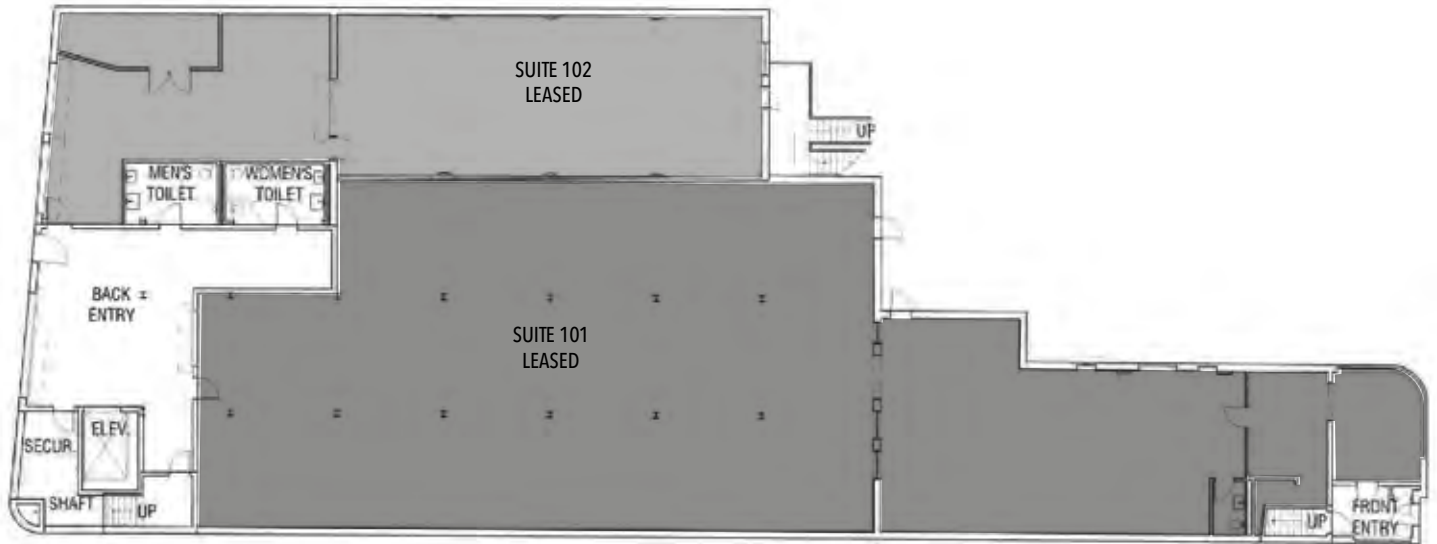
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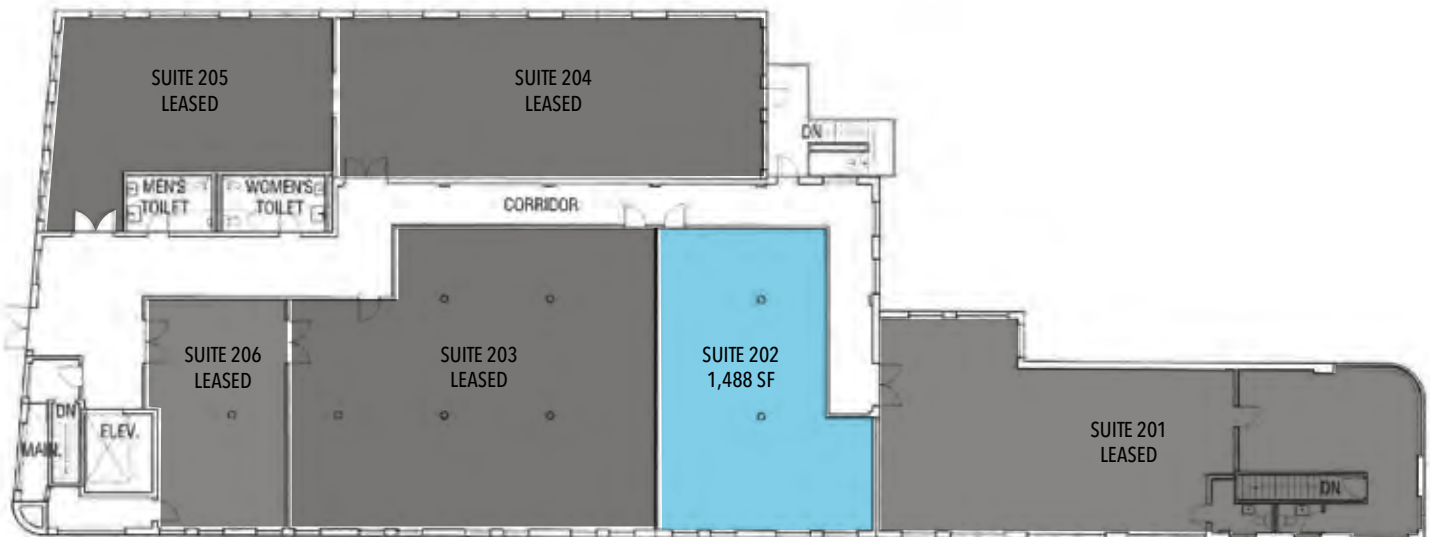
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INDUSTRIAL / FLEX SPACE

FIRST FLOOR SITE PLAN



SECOND FLOOR SITE PLAN



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Chicago, IL

