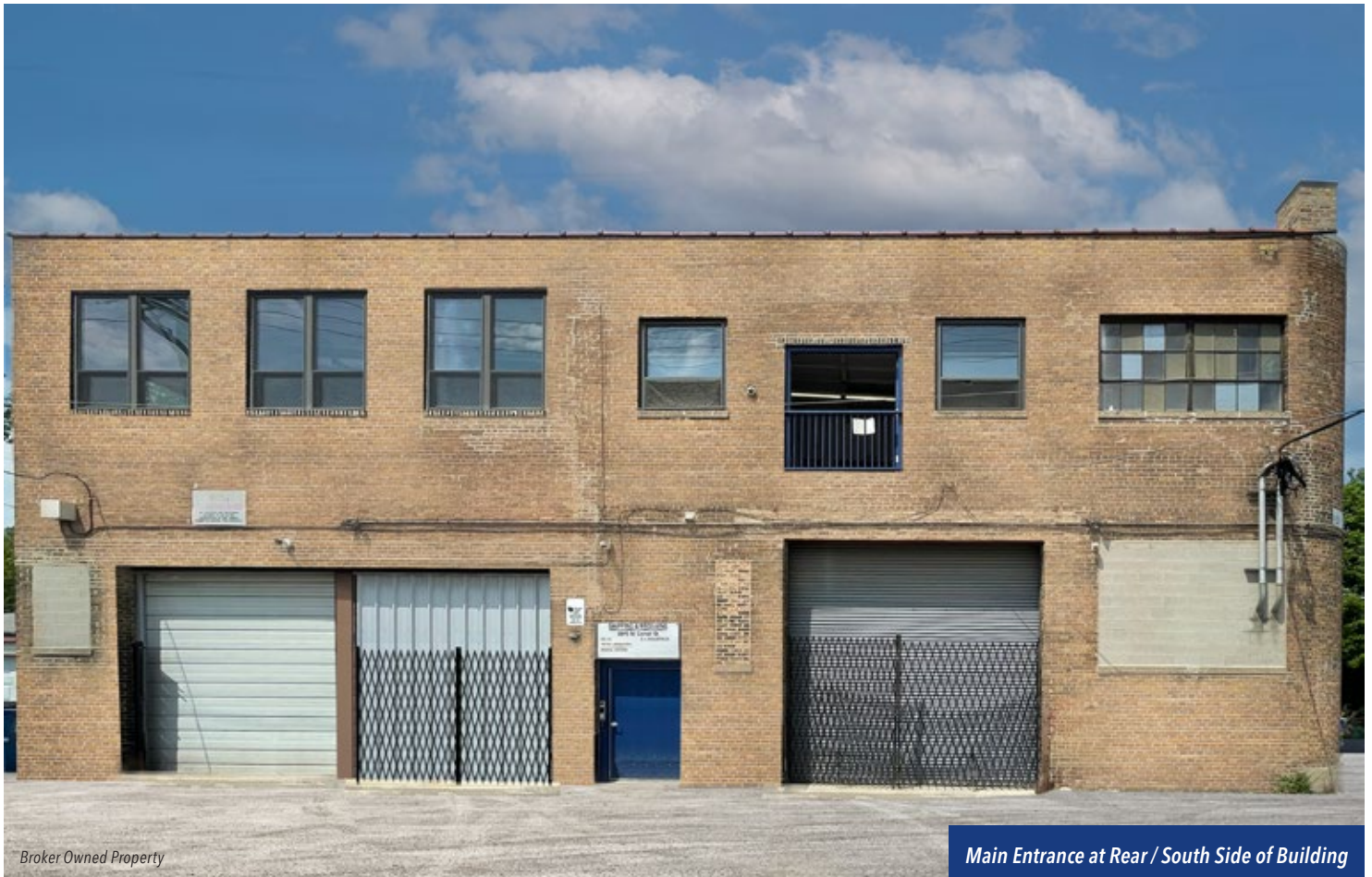


4015 W. Carroll Avenue

CHICAGO, IL 60624 | GARFIELD PARK

For Lease
INDUSTRIAL / FLEX SPACE



AVAILABLE SPACE

2ND FLOOR:	Suite 202	1,488 SF (\$1,116/month)
(Office / Flex)	Suite 203	2,417 SF (\$1,813/month)
	Suite 204	1,842 SF (\$1,382/month)
	*Suites 202 & 203 can be combined for a total of 3,905 SF	

BUILDING INFORMATION

LEASE RATE:	\$9.00 PSF
LEASE TYPE:	Modified Gross
ZONING:	M1-2 & PMD
CEILING HEIGHT:	18' (1st Floor)
PARKING:	±35 car private lot

PROPERTY HIGHLIGHTS

- ▶ Private ±35 car parking lot
- ▶ Shared 14' loading door along with a freight elevator
- ▶ Ownership making significant 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 (446K annual riders)

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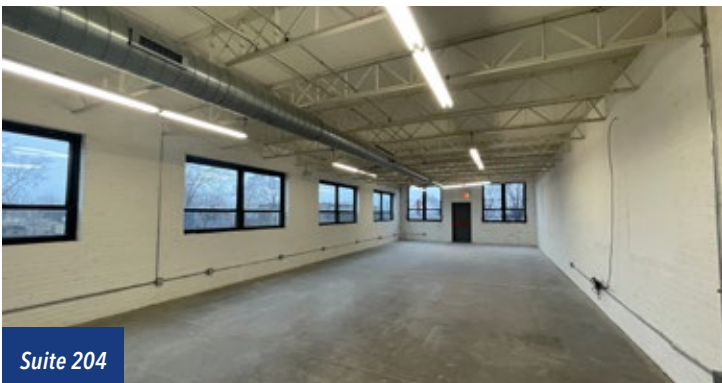
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Ground Floor



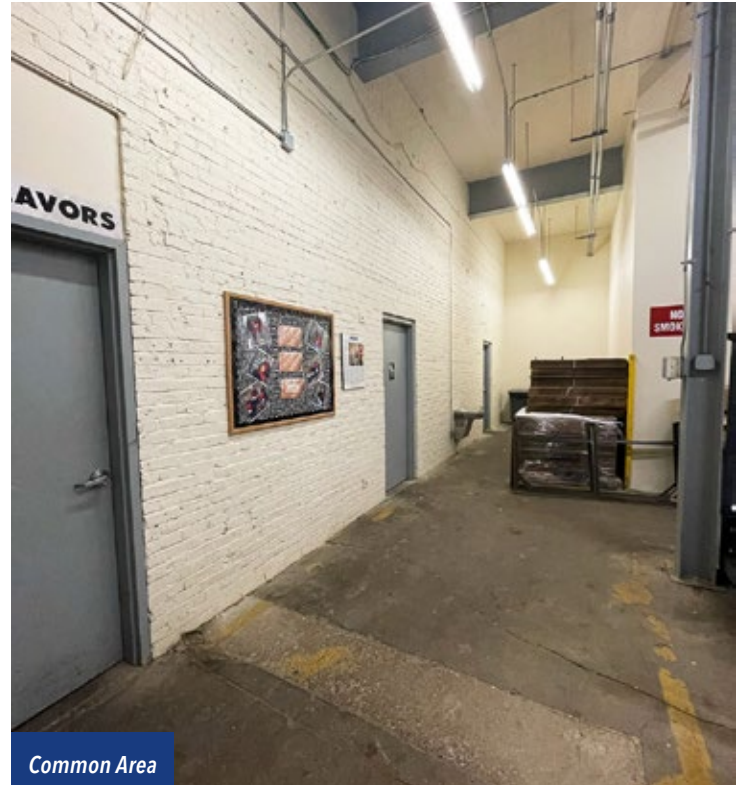
Freight Elevator



Suite 204



Suite 204



Common Area

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4015 W. Carroll Avenue

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For Lease
INDUSTRIAL / FLEX SPACE



Carroll Avenue Frontage / North Side of Building



Courtyard



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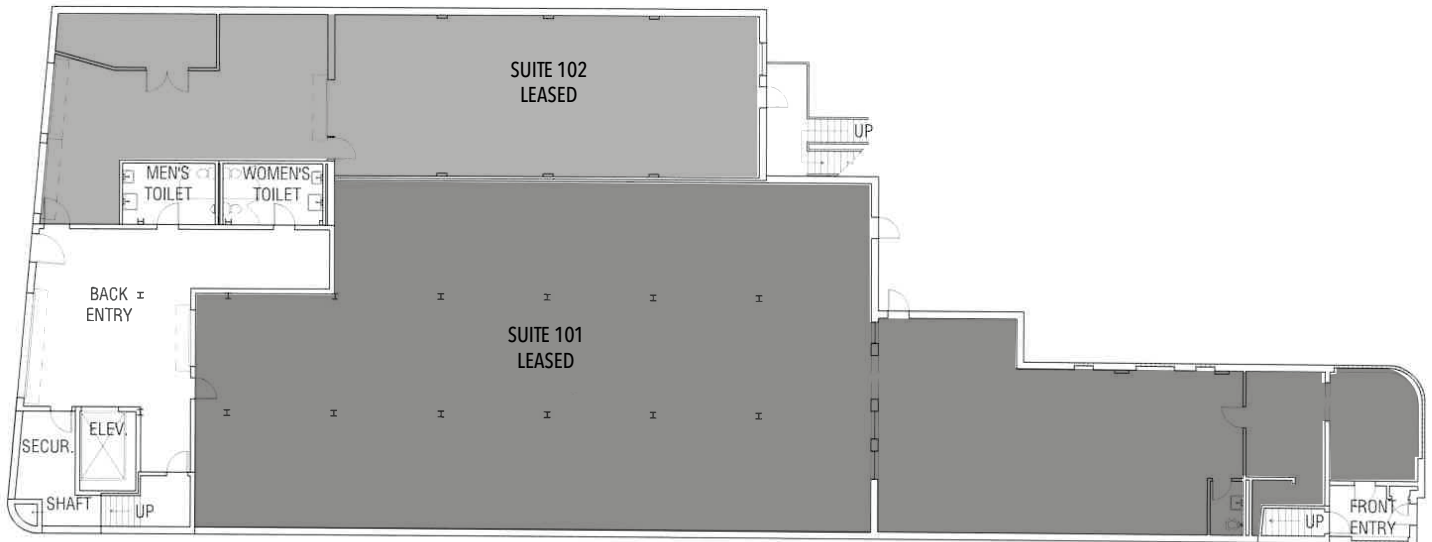
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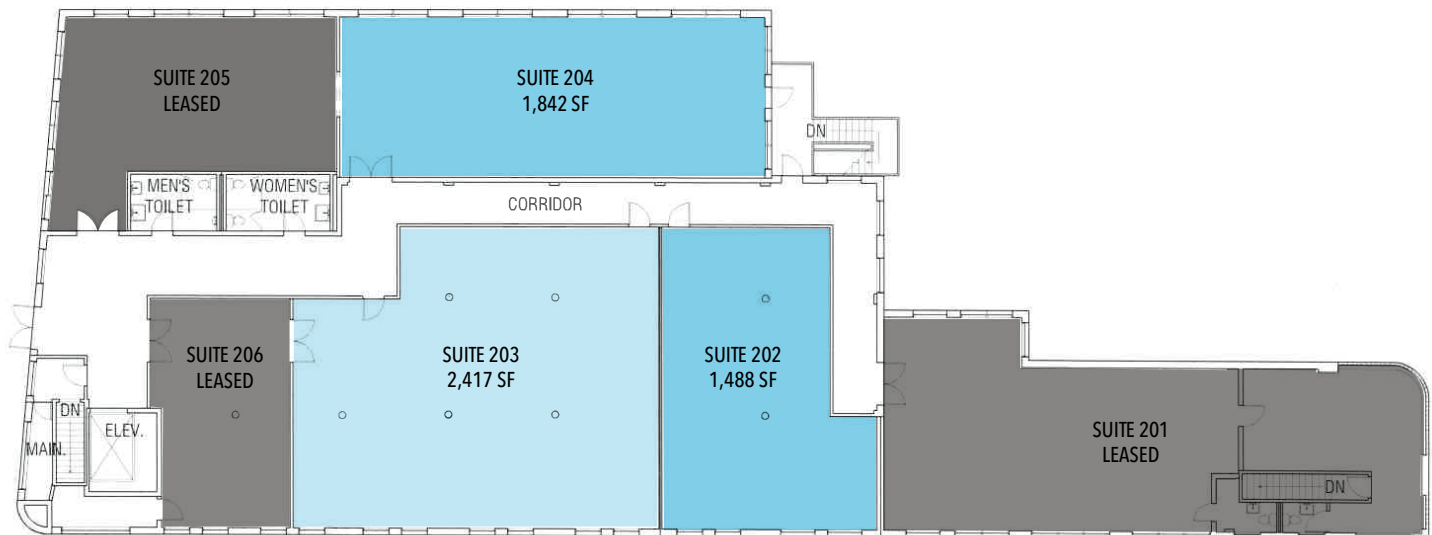
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For Lease
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FIRST FLOOR SITE PLAN



SECOND FLOOR SITE PLAN



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Chicago, IL

