



### LEASED

#### Property Description

10,328 SF for lease. Divisible to 5,000 SF. PMD 14 zoning. 12' clear ceiling height. 1 DID. 1 exterior dock, suitable for panel or straight trucks. 800 amps / 240 volts / 3 phase power. 6 off-street parking spaces. Air conditioned offices. Avondale neighborhood. 1 block to Kennedy Expressway. 1 block to Belmont station on CTA's Blue Line. 30' x 45' bays in warehouse. Lease rate \$9.95/SF, Gross.

#### Property Details

LEASE PRICE: **\$10**

MINIMUM RENTABLE SQ FT: 5,000

MAXIMUM RENTABLE SQ FT: 10,328

LEASE TYPE: Modified Gross

ZONING: PMD4

BUILDING SQ FT: 10,328

