



FOR LEASE

Property Description

2,500-50,000 SF of space available for lease. Fully improved multi-tenant industrial building. 6 loading docks, drive-in door with large parking lot.

- New roof, skylights, bathrooms, sensed LED lights, access control system.
- Space available for warehouse, retail, showroom, and office tenants of varying sizes.
- 100 car, fenced parking lot.
- Ceiling height ranging from 14' to 23'.
- Heavy power – 1,200 Amps, 3-phase. 277/480 volt.
- 6 common docks with dock lift allowing for DID-style capability.
- Ability to add traditional ...[more information](#)

Property Details

LEASE PRICE: **\$13**

MINIMUM RENTABLE SQ FT: 2,500

MAXIMUM RENTABLE SQ FT: 50,000

LEASE TYPE: Net

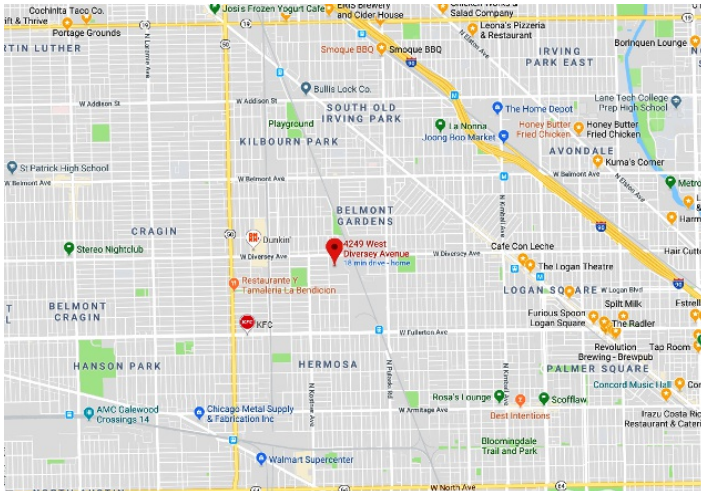
ZONING: M1-1

BUILDING SQ FT: 61,000

SITE SQUARE FEET: 61,000

DETAILS:

- Logan Square/Hermosa neighborhood, within blocks of Ross Dress for Less, Aldi, Binny's, Planet Fitness
- Excellent highway access, located 2.0 miles west of the Kennedy Expressway(1-90).
- Conveniently located on Diversey Ave between heavily-travelled Cicero Ave. and Pulaski Rd.
- Traffic on Diversey totals 17,900 VPD.
- 0.7 miles to Metra Healy Station





INDUSTRIAL, RETAIL, OFFICE
4249 W. DIVERSEY AVE.
CHICAGO, ILLINOIS 60639

Craig Wolf 773-736-3600 Craig@straussrealty.com



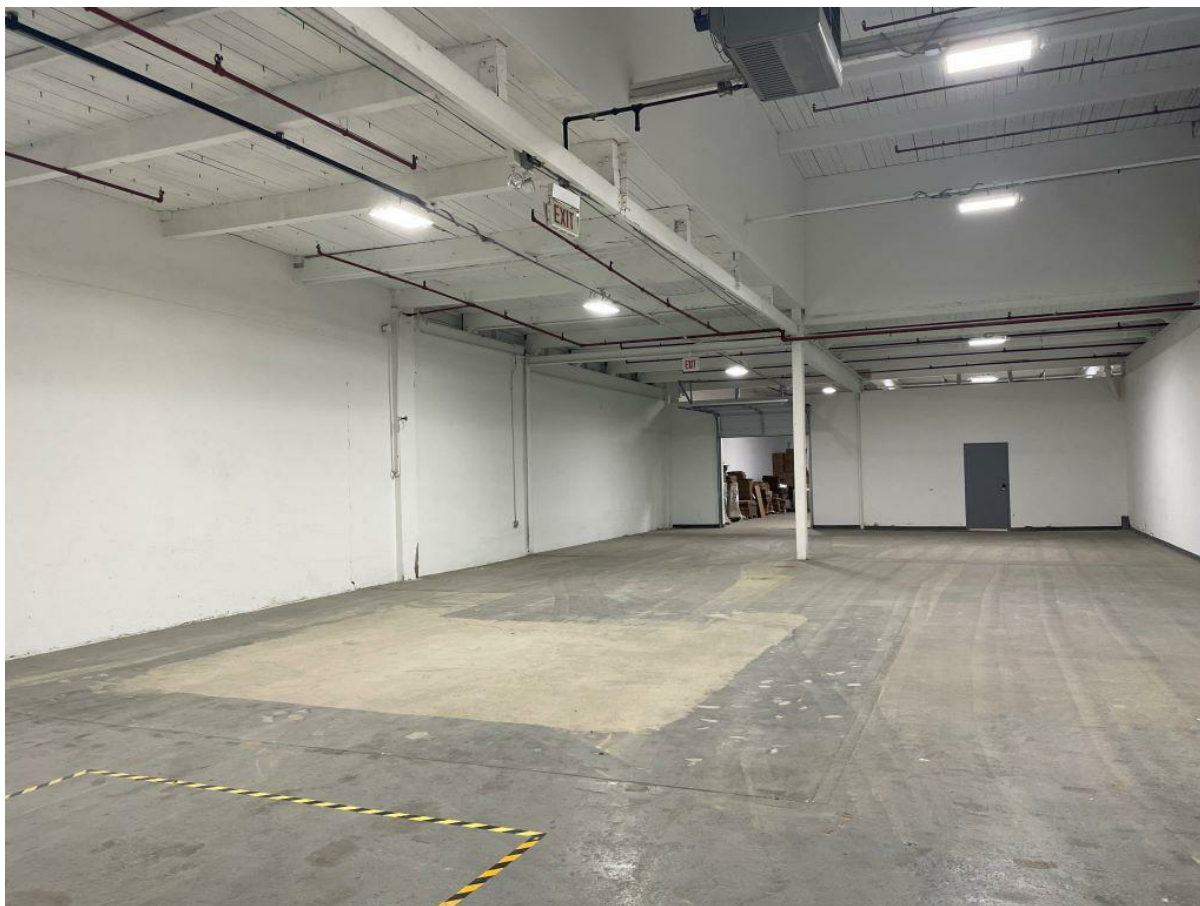
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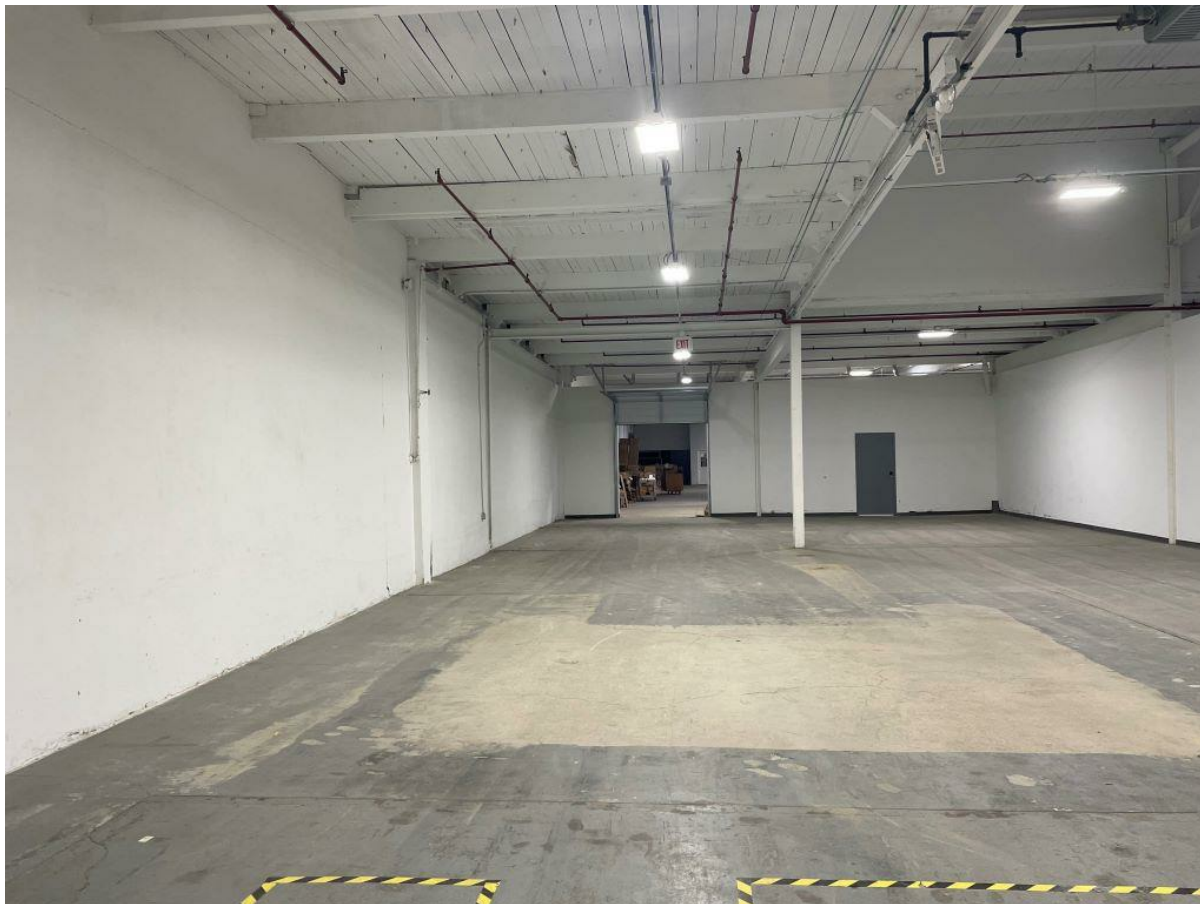
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