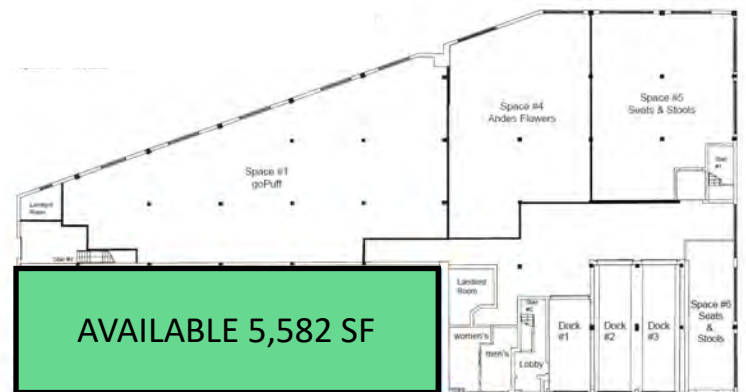


+/- 5,600 SF SPACE FOR LEASE  
28' CEILING, DRIVE-IN DOOR AND DOCKS



## LEASING SUMMARY

- Available Space:** 5,582 SF (1st Floor)
- Asking Rent:** \$18/SF, Net
- Zoning:** M1-1
- Sub-Market:** Jefferson Park
- Loading Docks:** 2
- Drive-In Doors:** 2
- Public Transit:** 0.5 Miles to CTA/Metra
- Highway Access:** 0.5 Miles to I-90 and I-94



**CRAIG WOLF**  
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**STRAUSS REALTY, LTD.**  
4220 W. MONTROSE AVENUE  
CHICAGO, ILLINOIS 60641  
PHONE: 773-736-3600





## PROPERTY HIGHLIGHTS

The fully renovated 41,432 SF, two story office/industrial building, sits upon 24,463 SF of land with abundant public parking on Lamon Avenue. The property is located in between two of Chicago's main highways, I-90 & I-94. In addition, both the Metra and CTA have stops within a half mile, making this location an ideally situated office or workspace for employees.

The building is currently zoned M1-1 and is equipped with heavy power (New 2,000 amps incoming service). In addition to the heavy power, the building is fully sprinklered.

The 5,582 SF warehouse space includes a new 400 amp service, new LED lights and new windows. Additional second floor space is available up to 12,000 SF. The warehouse space also includes an overhead door and access to 2 loading docks.

FULLY RESTORED



MAX WEIGHT 8,000 LBS

RENOVATED RESTROOMS



AMPLE NATURAL LIGHTING

2,000 AMPS ELECTRIC POWER

LOAD BEARING SECOND FLOOR

FULLY SPRINKLERED

AVAILABLE PARKING

UP TO 33' CEILING HEIGHTS



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## Floor Plan



Additional second floor space available in the building from 1,184 SF to 10,877 SF  
with access to freight elevator and skylights throughout the space.



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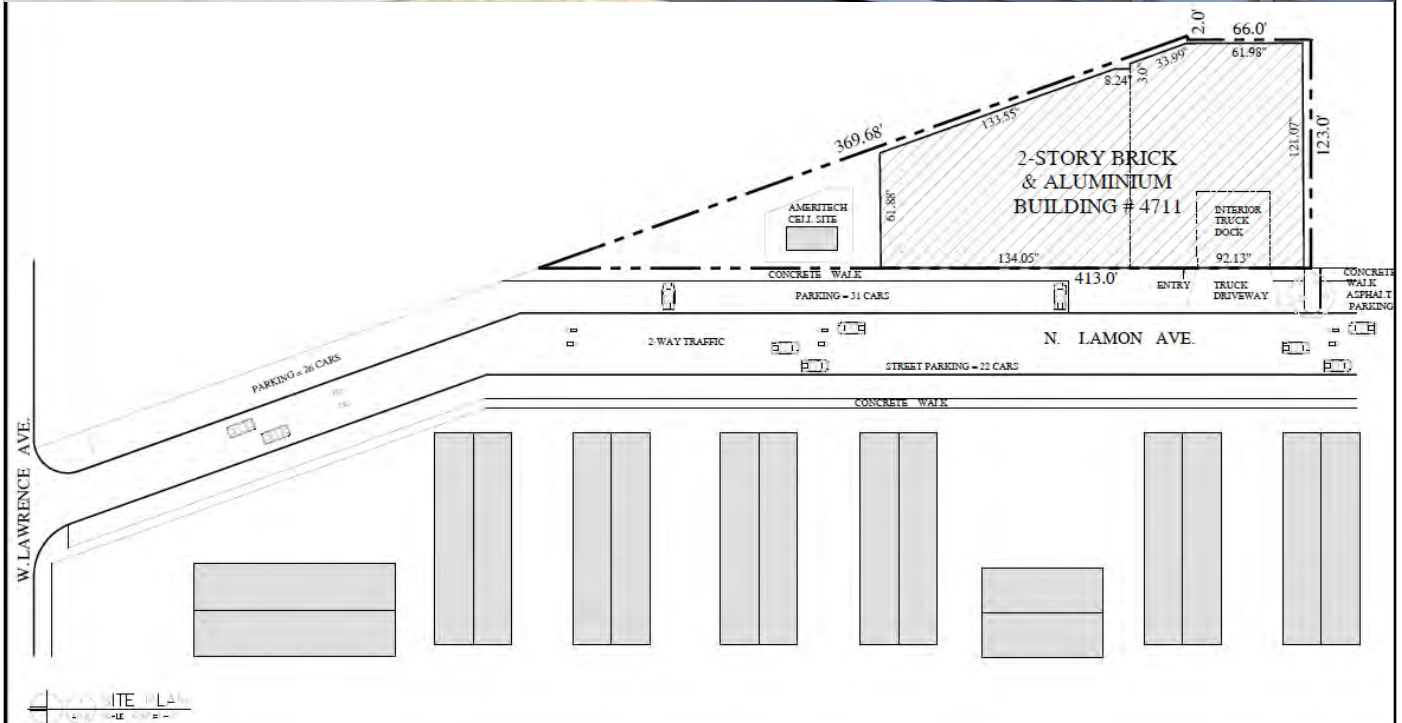


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CHICAGO, IL 6030

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28' CEILING, DRIVE-IN DOOR AND DOCKS



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