

**1674 N. Ada Street**  
CHICAGO, IL 60642 | ELSTON CORRIDOR

**For Lease**  
WORKSHOP / FLEX SPACE



#### SITE INFORMATION

AVAILABLE SPACE:	±6,354 SF
CLEAR HEIGHT:	13' 6" to 20' 2"
REAR LOADING:	Double wide door at grade Dock height door Drive in door at grade (16' H)
MEZZANINE STORAGE:	Yes
RESTROOMS:	One (1)
SPRAY BOOTH:	One (1) - removable

#### PROPERTY HIGHLIGHTS

- ▶ ± 6,354 SF available for lease
- ▶ Be a part of the fast-growing Elston Corridor, as the North Branch development boom continues to gain momentum
- ▶ M3-3 Zoning as-of-right, the site can provide more traditional heavy manufacturing uses such as metal work, recycling, contractor storage, and auto use
- ▶ Steps to Lincoln Yards proposed development
- ▶ 0.45 miles to Clybourn Metra station
- ▶ Direct access to Class II Truck Route on W. North Avenue

**ZACH PRUITT**  
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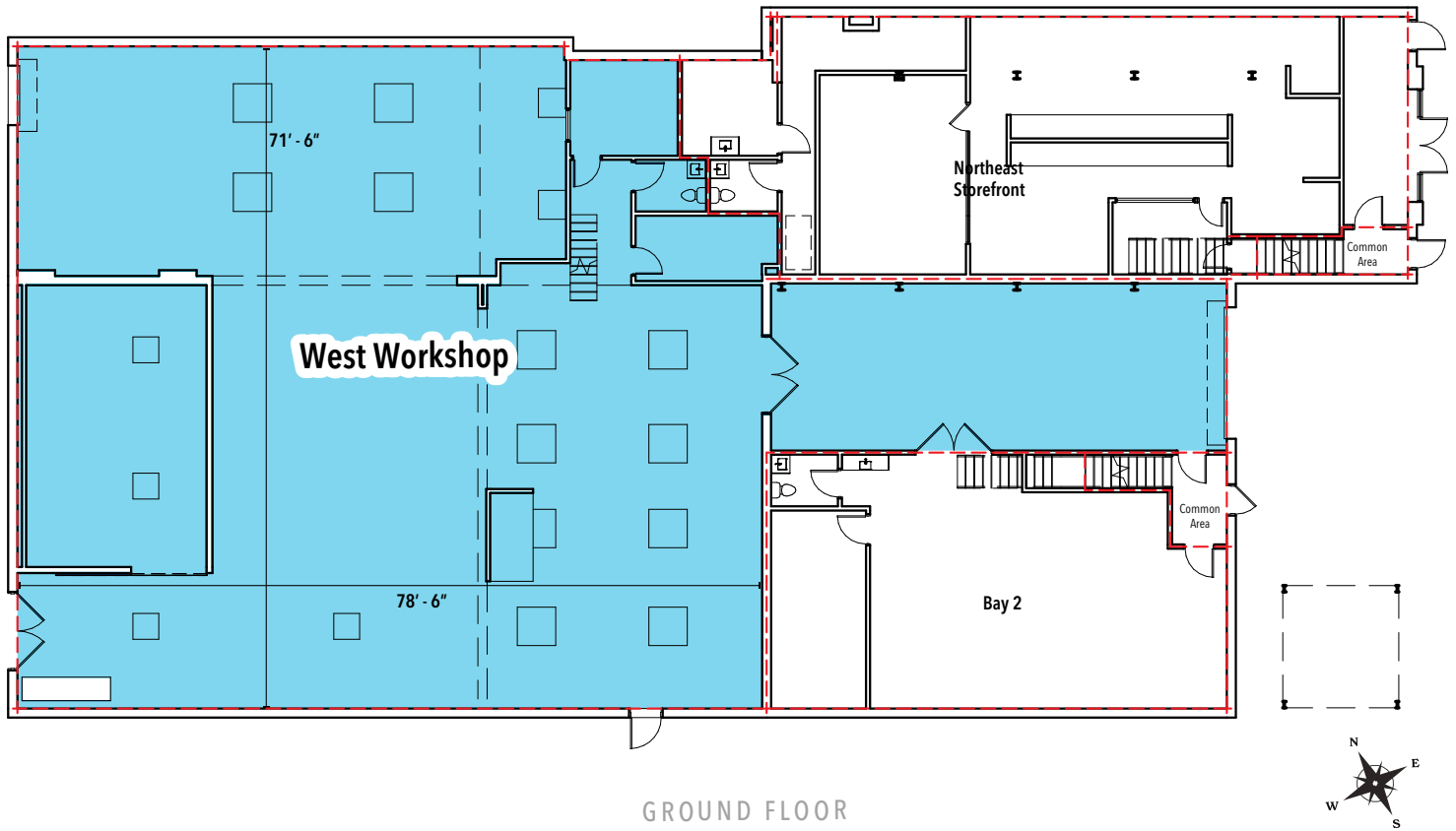
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FLOOR PLAN - WEST WORKSHOP: 6,354 SF



GROUND FLOOR

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INTERIOR PHOTOS - WEST WORKSHOP



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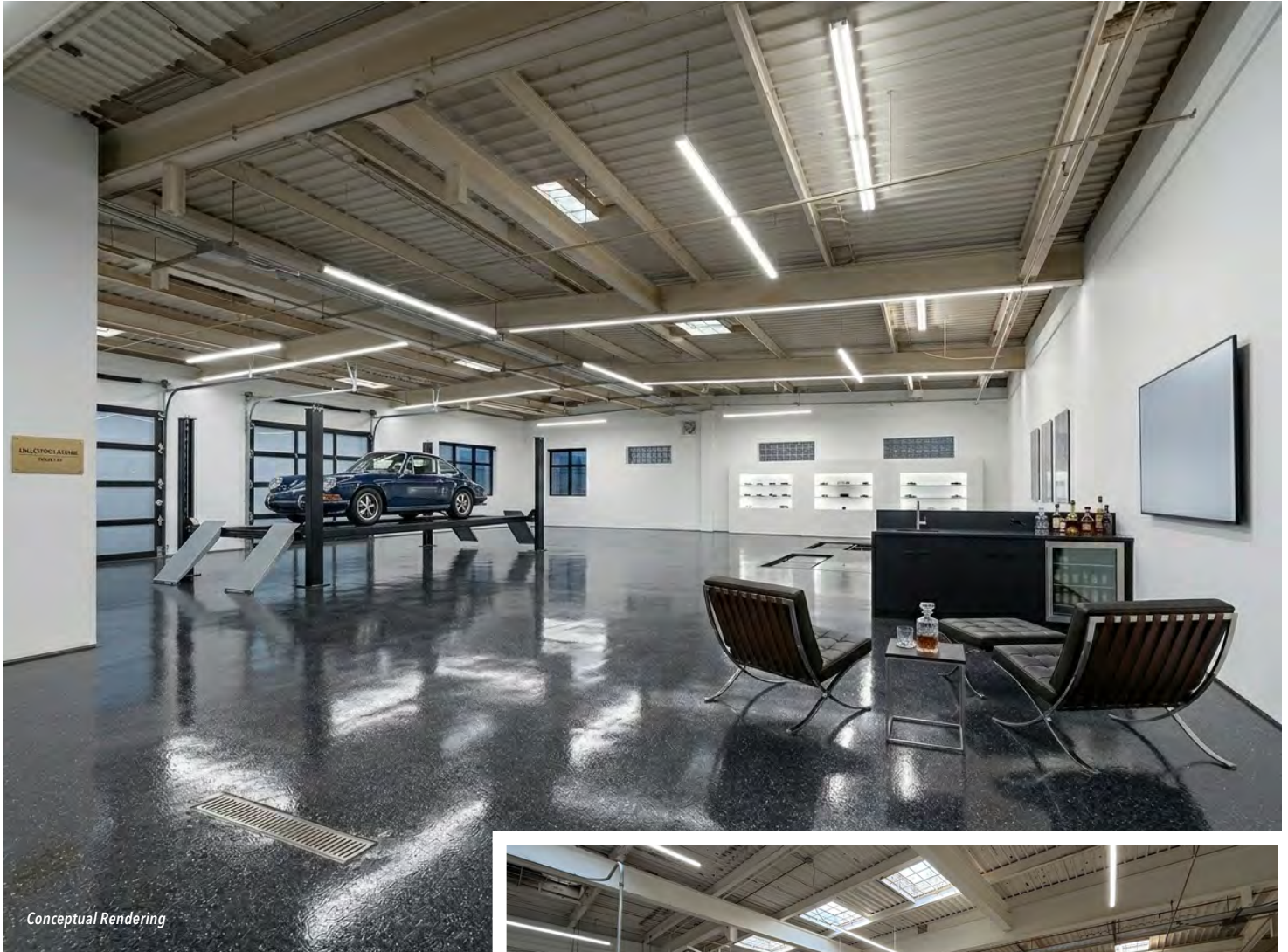
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**POTENTIAL BUILD-OUT - CONCEPTUAL RENDERING**



*Conceptual Rendering*



*Existing Conditions*

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