

4015 W. Carroll Avenue

CHICAGO, IL 60624 | GARFIELD PARK

For Lease

INDUSTRIAL / FLEX SPACE



Broker Owned Property

Main Entrance at Rear / South Side of Building

AVAILABLE SPACE

2ND FLOOR: Suite 202 1,488 SF (\$1240/month)

(Office / Flex)

BUILDING INFORMATION

LEASE RATE: \$10.00 PSF

LEASE TYPE: Modified Gross

ZONING: M1-2 & PMD

PARKING: ±35 car private lot

PROPERTY HIGHLIGHTS

- ▶ Private ±35 car parking lot
- ▶ Shared 14' overhead door / loading dock along with a freight elevator serving the 2nd floor
- ▶ Ownership has made significant recent 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 (283K annual riders)

ARI TOPPER, CFA

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OWEN WIESNER

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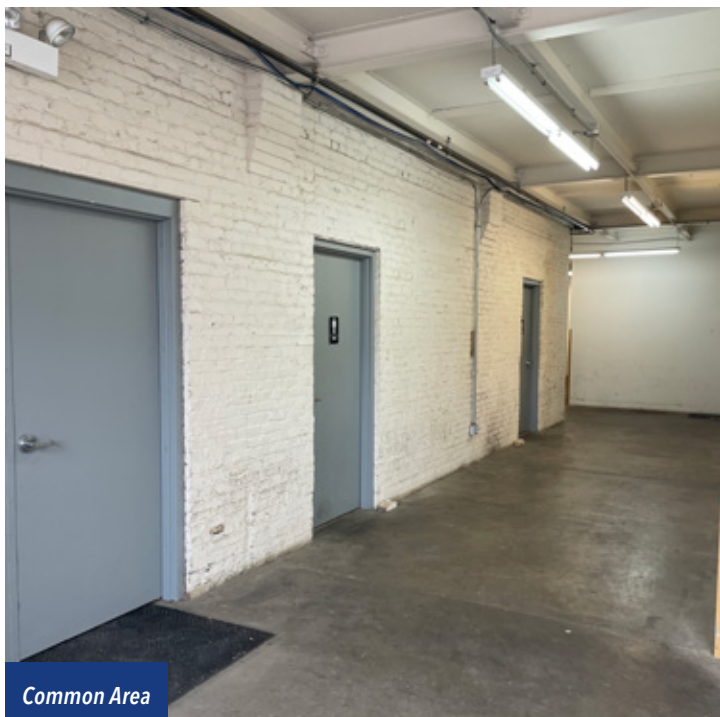
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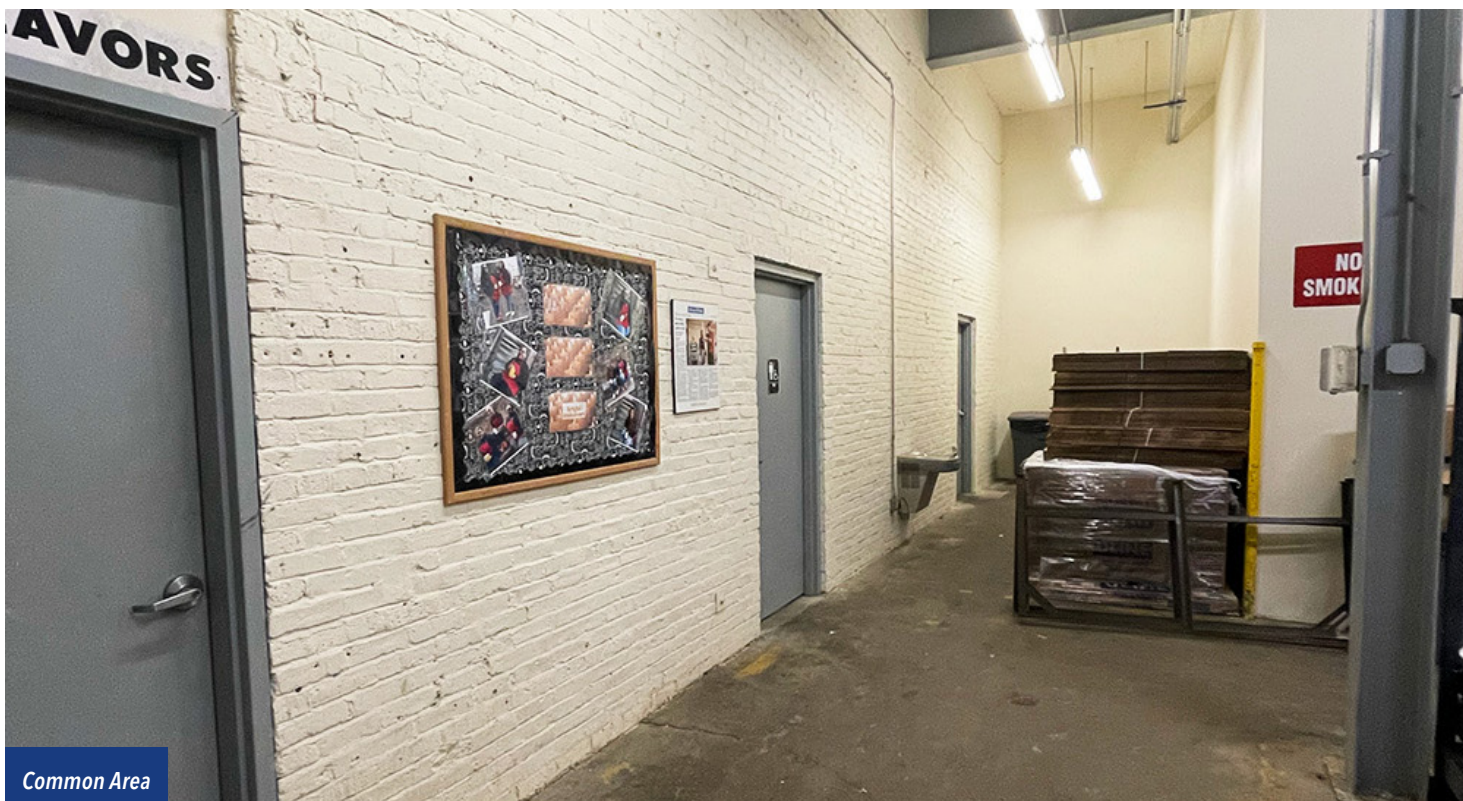
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Common Area



Freight Elevator



Common Area

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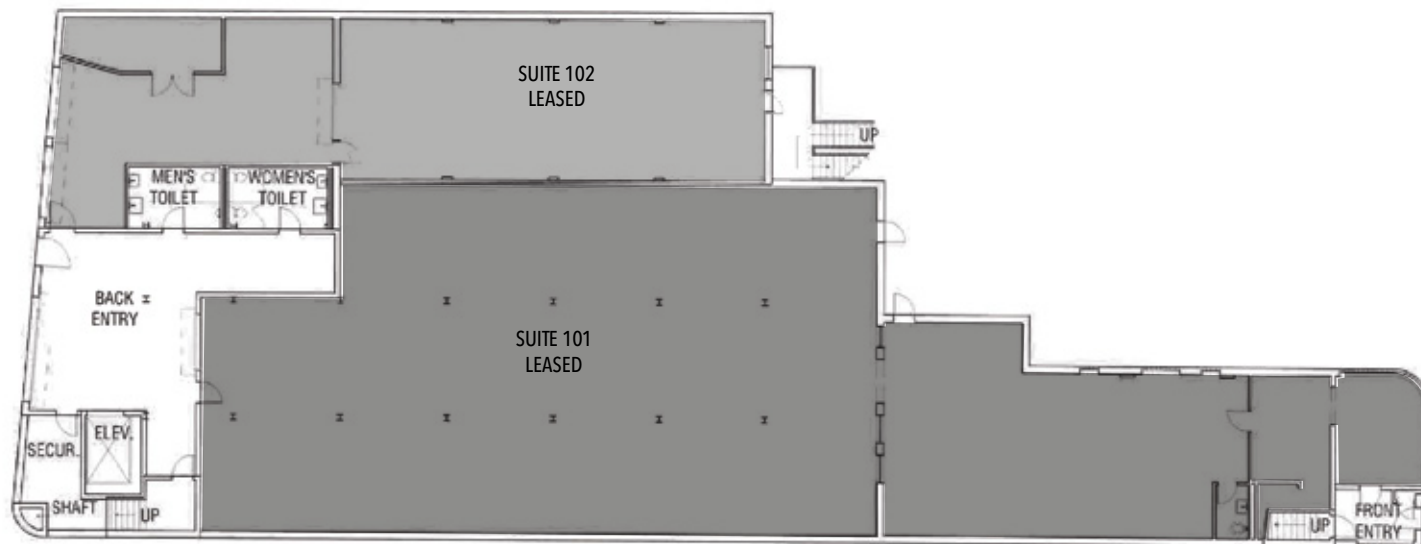
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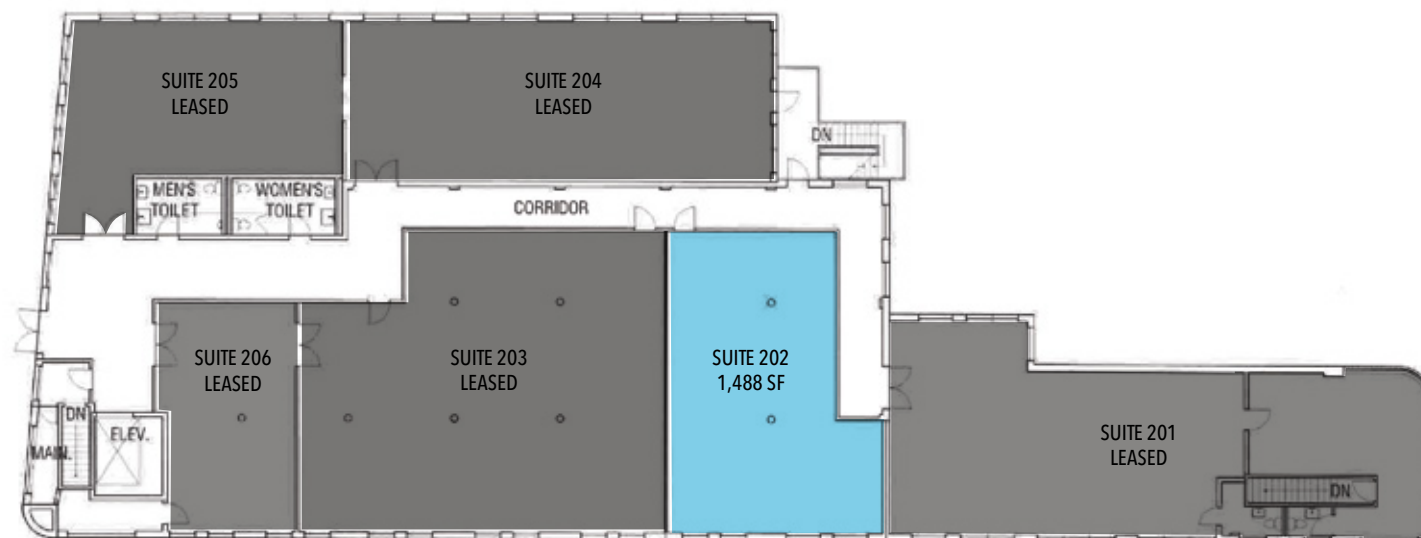
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FIRST FLOOR SITE PLAN



SECOND FLOOR SITE PLAN



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