

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 204	1,842 RSF
(Office / Flex)		

BUILDING INFORMATION

LEASE RATE:	\$8.50 PSF
LEASE TYPE:	Modified Gross
ZONING:	M1-2 & PMD
CEILING HEIGHT:	18'
PARKING:	±35 car private lot

PROPERTY HIGHLIGHTS

- ▶ Private ±35 car parking lot
- ▶ Two (2) drive in doors (14' and 12') along with a freight elevator
- ▶ Ownership making significant 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 (446K annual riders)

ARI TOPPER, CFA

ari@baumrealty.com
312.275.3113

TYLER DECHTER

tyler@baumrealty.com
312.275.3132

OWEN WIESNER

owen@baumrealty.com
312.275.3119



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BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · WWW.BAUMREALTY.COM

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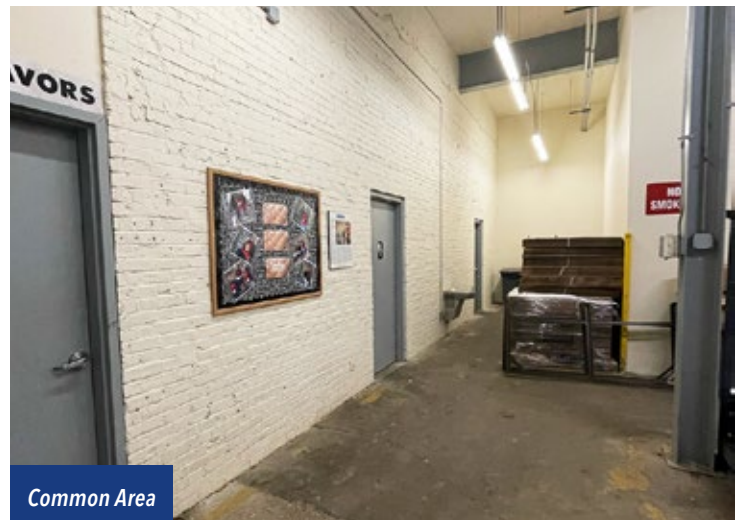
Ground Floor



Freight Elevator



2nd Floor Office / Flex



Common Area

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4015 W. Carroll Avenue

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For Lease

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Carroll Avenue Frontage / North Side of Building



Courtyard



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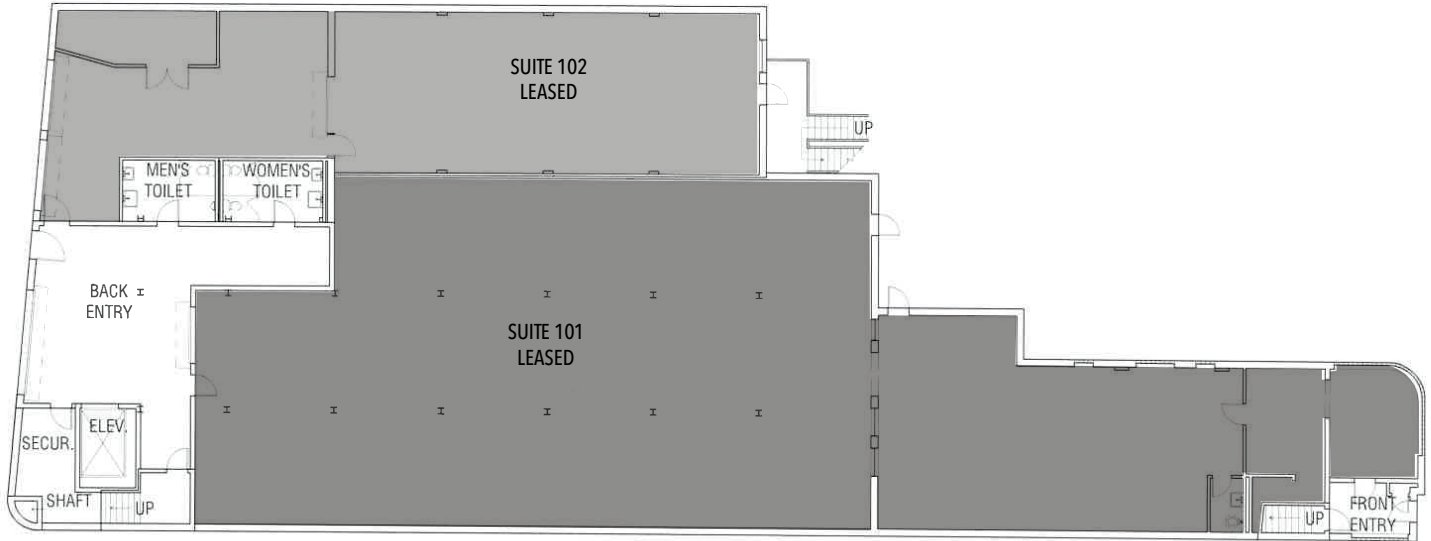
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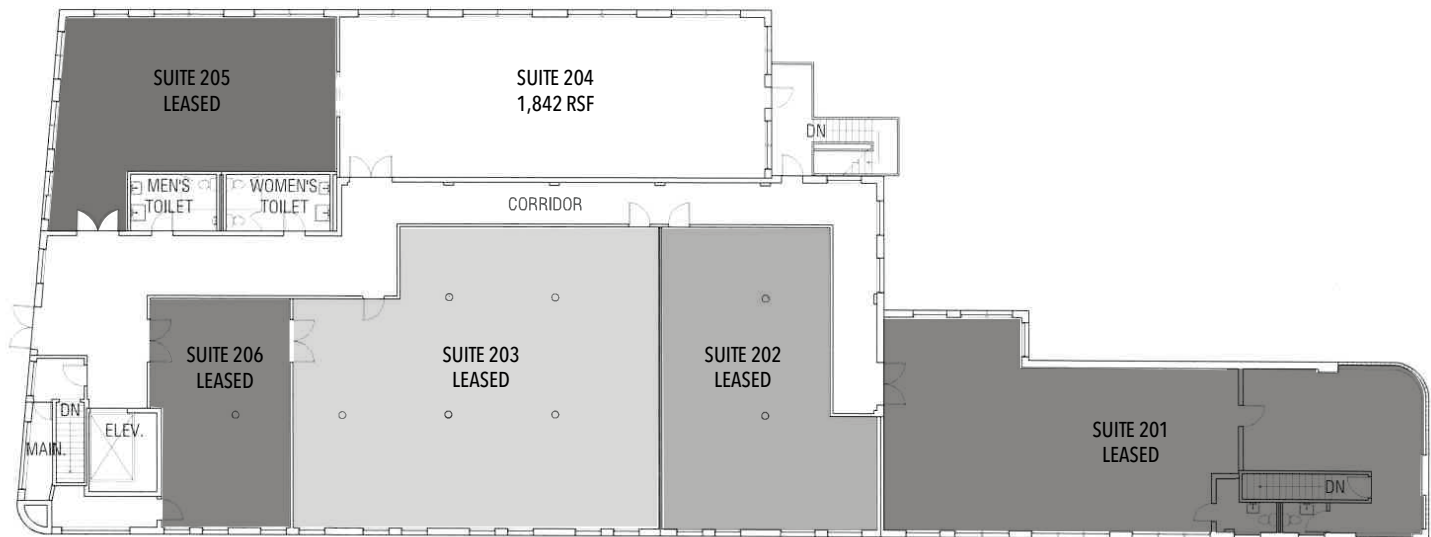
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FIRST FLOOR SITE PLAN



SECOND FLOOR SITE PLAN



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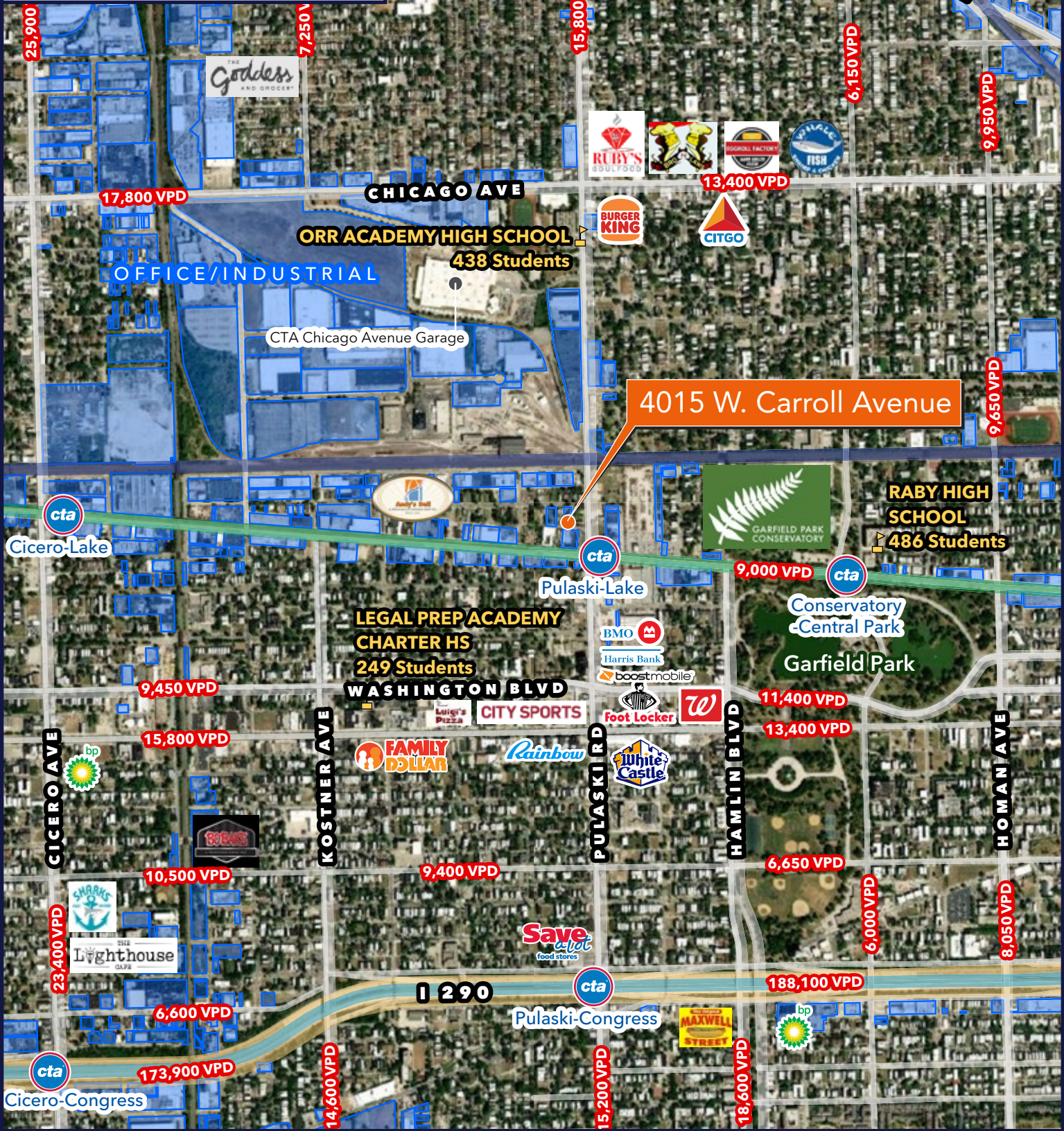
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Chicago, IL



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