

6,425 - 84,982 SF

Industrial/Commercial Property For Lease



BROWN
COMMERCIAL GROUP, INC.

6615-6639 W. IRVING PARK RD. / 6610-6620 W. DAKIN ST., CHICAGO, IL 60634

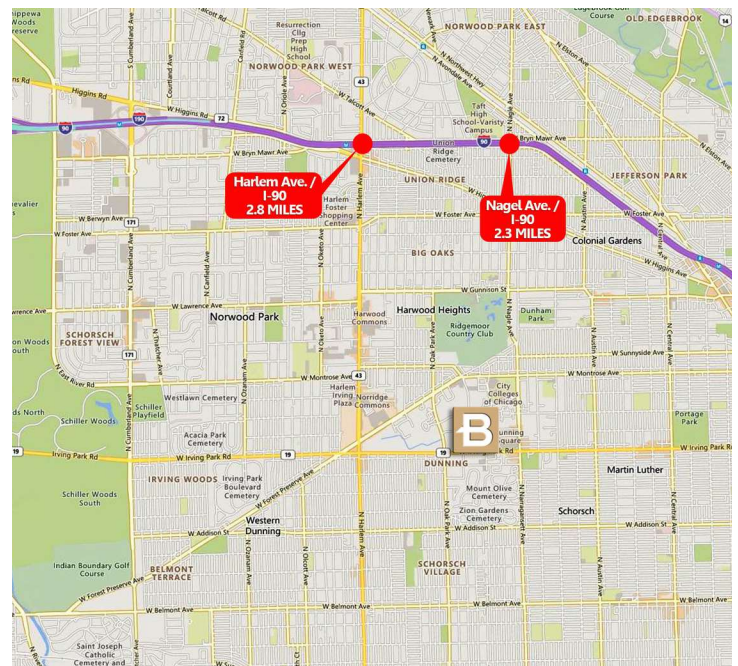


LOCATION DESCRIPTION

Established business district on Irving Park Road with easy access to interstate system via nearby I-90/I-94.

PROPERTY OVERVIEW

- 84,982 SF Total Space Available For Lease
- 6 Individual Units Ranging from 6,425 SF to 24,182 SF
- High visibility business corridor near Harlem Ave. on busy W. Irving Park Road and W. Dakin Street
- Ample Parking Available
- Immediate to 30-60 Days Availability
- Multiple Units/Buildings Can Be Combined
- Lease Rates Subject to Offer



COLLIN TYRRELL

847.758.9200 x303

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PAT CROWLEY

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DAN BROWN, SIOR

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1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

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10,715 SF

Industrial/Commercial Property For Lease



BROWN
COMMERCIAL GROUP, INC.

6610 W. DAKIN ST., CHICAGO, IL 60634



6610 W. DAKIN ST., CHICAGO

- 10,715 SF
- 25% Office Space
- 12' Clear Height
- 1 Drive-in Door
- 1 Dock
- 125 Amp, 480 Volt, 3 Phase Power
- Kitchenette
- 3 Showers
- Taxes: \$3.28 SF
- CAM: \$1.65 SF
- Lease Rate: Subject to Offer
- Available Immediately

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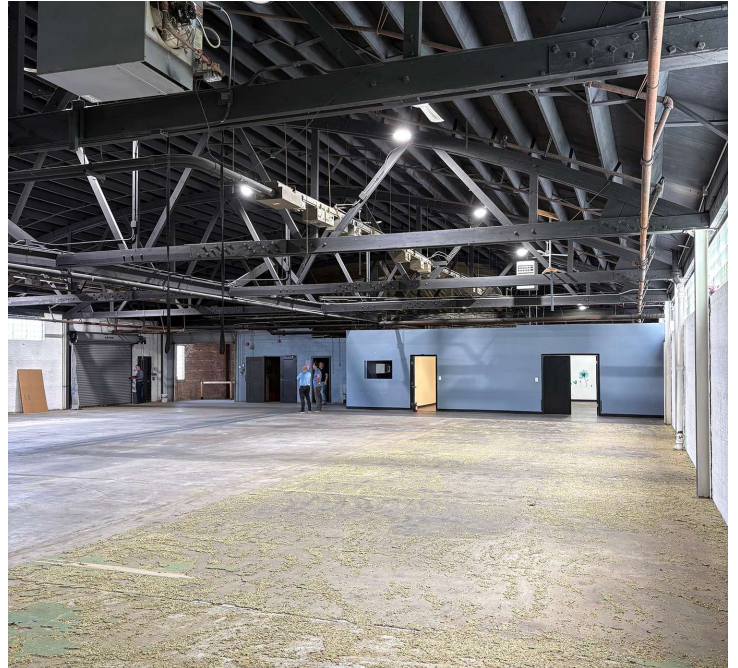
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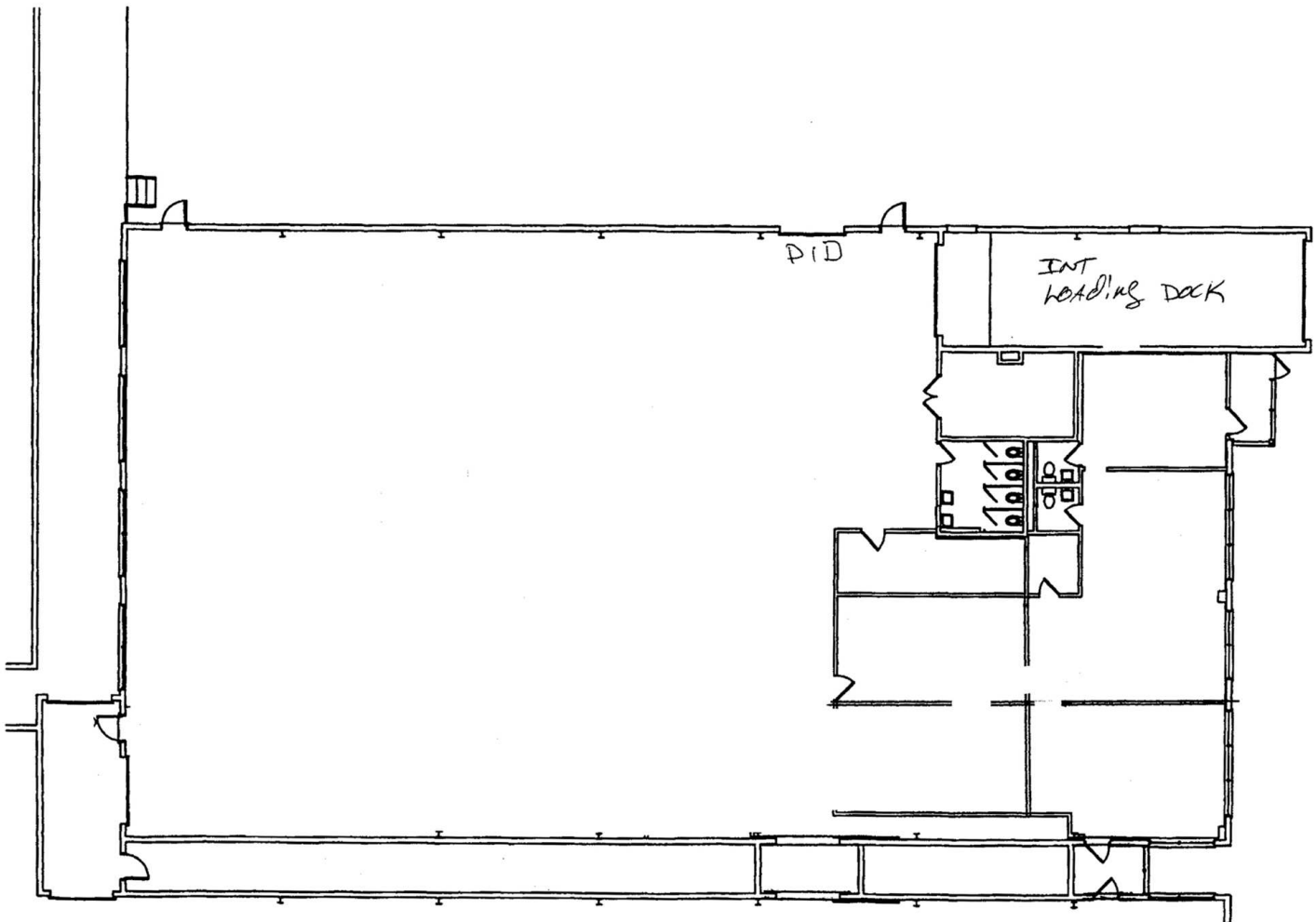
10,715 SF

Industrial/Commercial Property For Lease



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6610 W. DAKIN ST., CHICAGO, IL 60634



Floor Plan

Scale: 1/16" = 1'-0"



Building #5

6610 West Dakin
Chicago, Illinois

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Industrial/Commercial Property For Lease



6620 W. DAKIN ST., CHICAGO, IL 60634



- 10,715 SF
- 15% Office Space
- 12' Clear Height
- 1 Dock
- 400 Amp, 480 Volt, 3 Phase Power
- 100% Air Conditioned
- Kitchenette
- Taxes: \$3.20 SF
- CAM: \$1.65 SF
- Lease Rate: Subject to Offer
- Available Immediately

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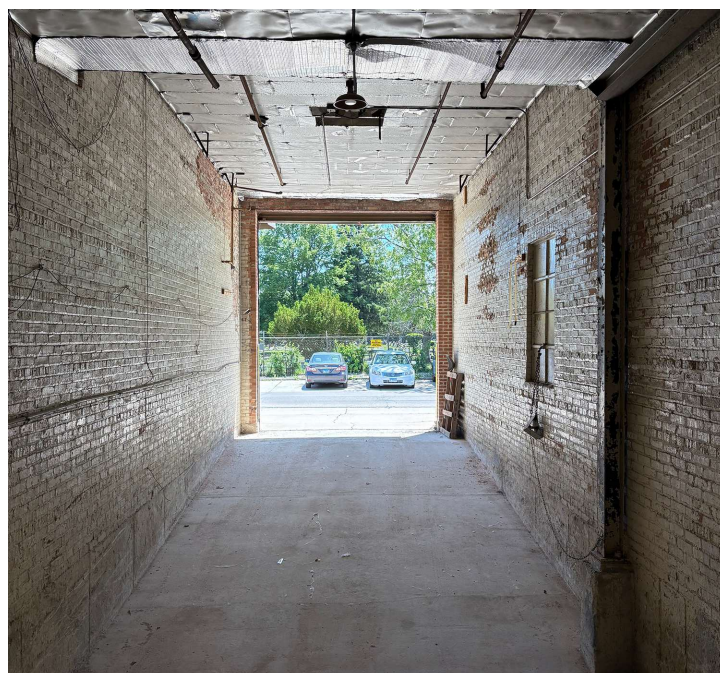
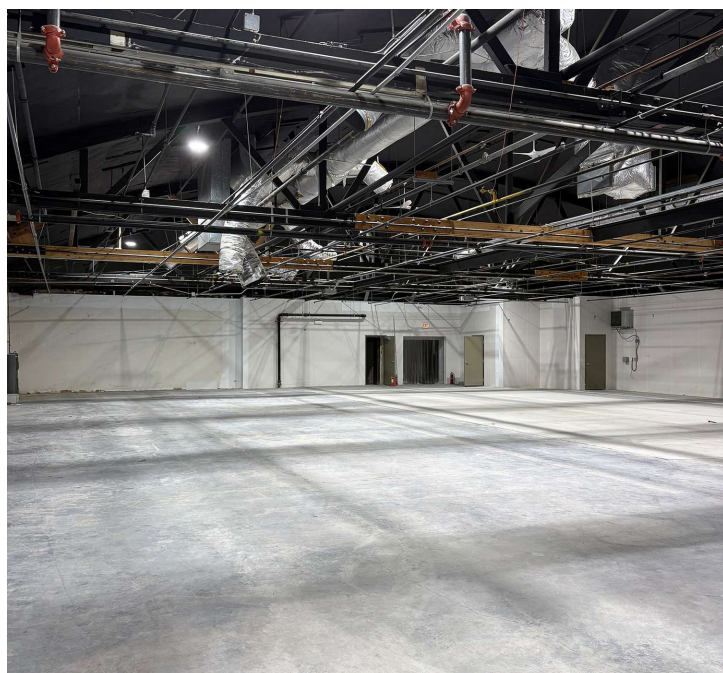
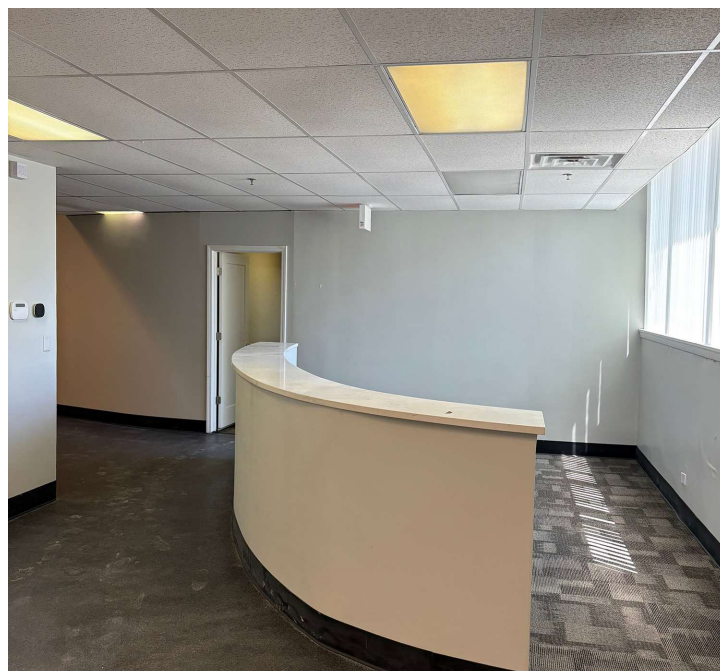
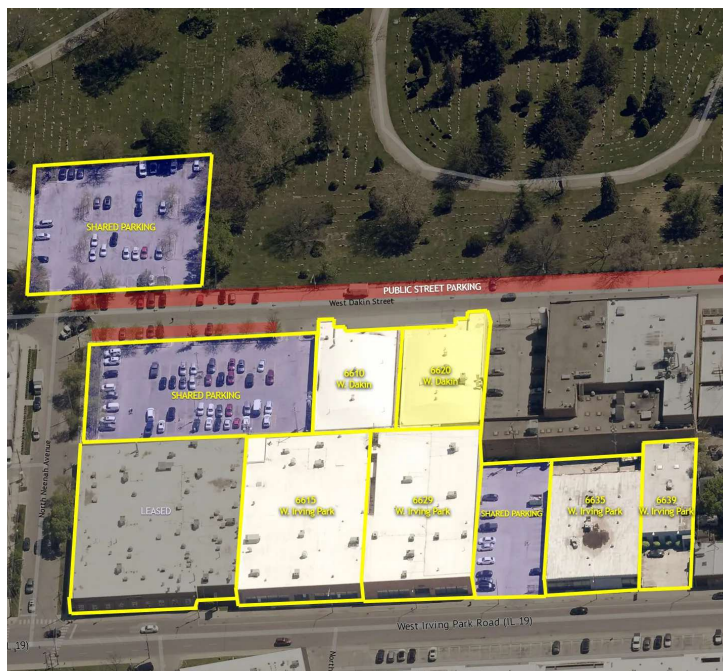
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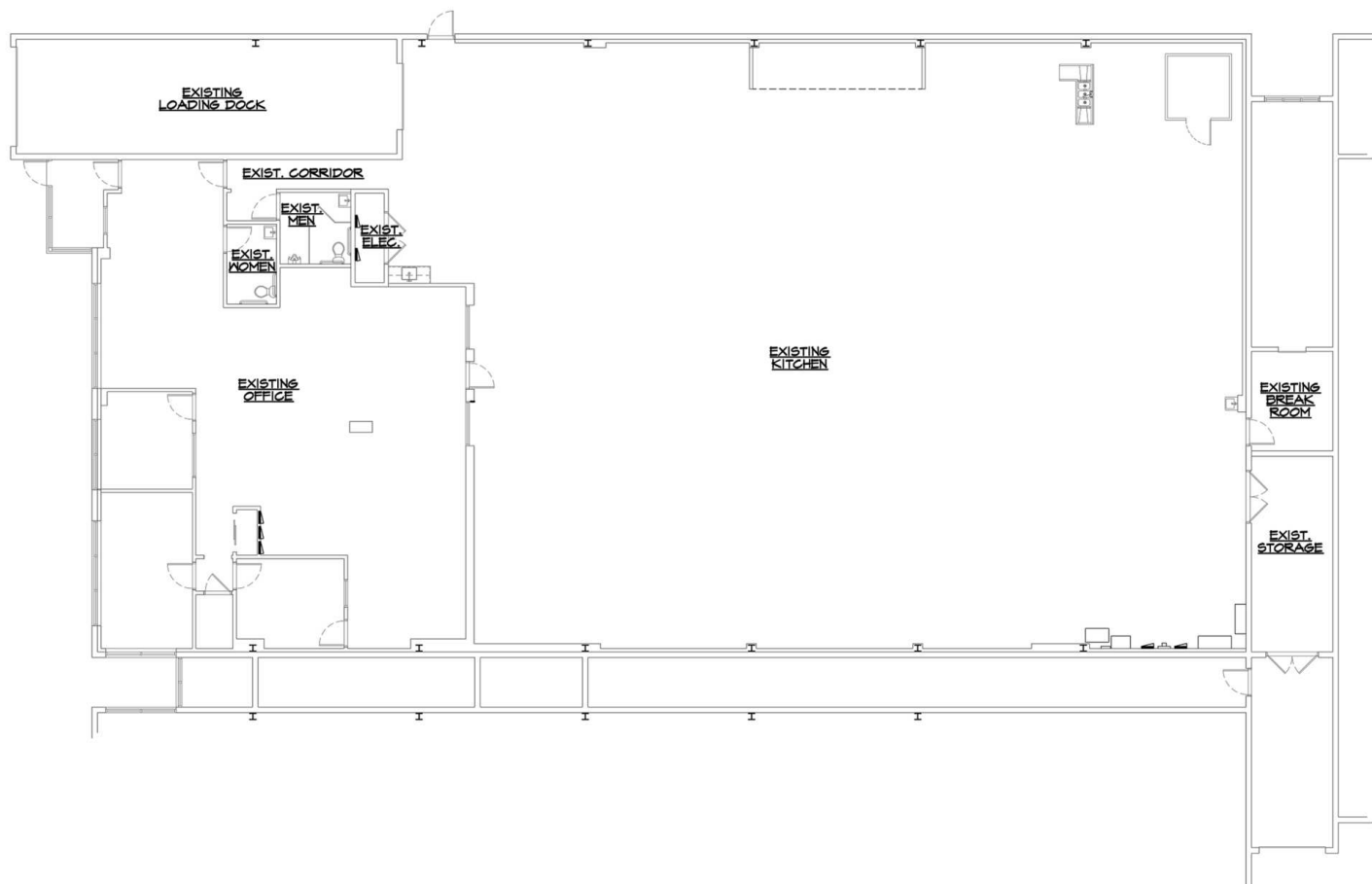
10,715 SF

Industrial/Commercial Property For Lease

6620 W. DAKIN ST., CHICAGO, IL 60634



BROWN
COMMERCIAL GROUP, INC.



AS-BUILT GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



BUILDING:
6620 WEST DAKIN
BUILDING #4
CHICAGO, ILLINOIS

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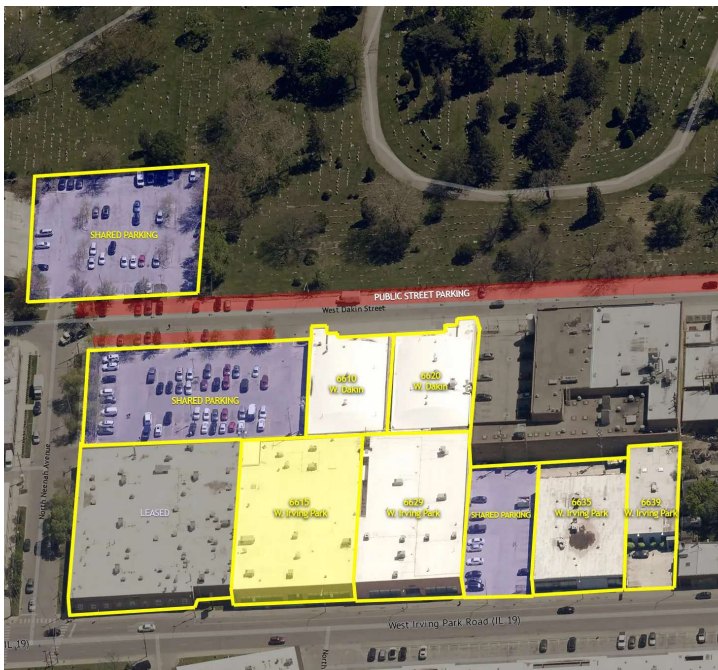
24,182 SF

Industrial/Commercial Property For Lease



BROWN
COMMERCIAL GROUP, INC.

6615 W. IRVING PARK RD., CHICAGO, IL 60634



6615 W. IRVING PARK RD., CHICAGO

- 24,182 SF
- 100% Retail / Office Space
- 14'6" Clear Height
- 225 Amp, 208 Volt, 3 Phase Power
- 100% Air Conditioned
- Irving Park Road Signage
- Taxes: \$3.95 SF
- CAM: \$1.65 SF
- Lease Rate: Subject to Offer
- Available Immediately

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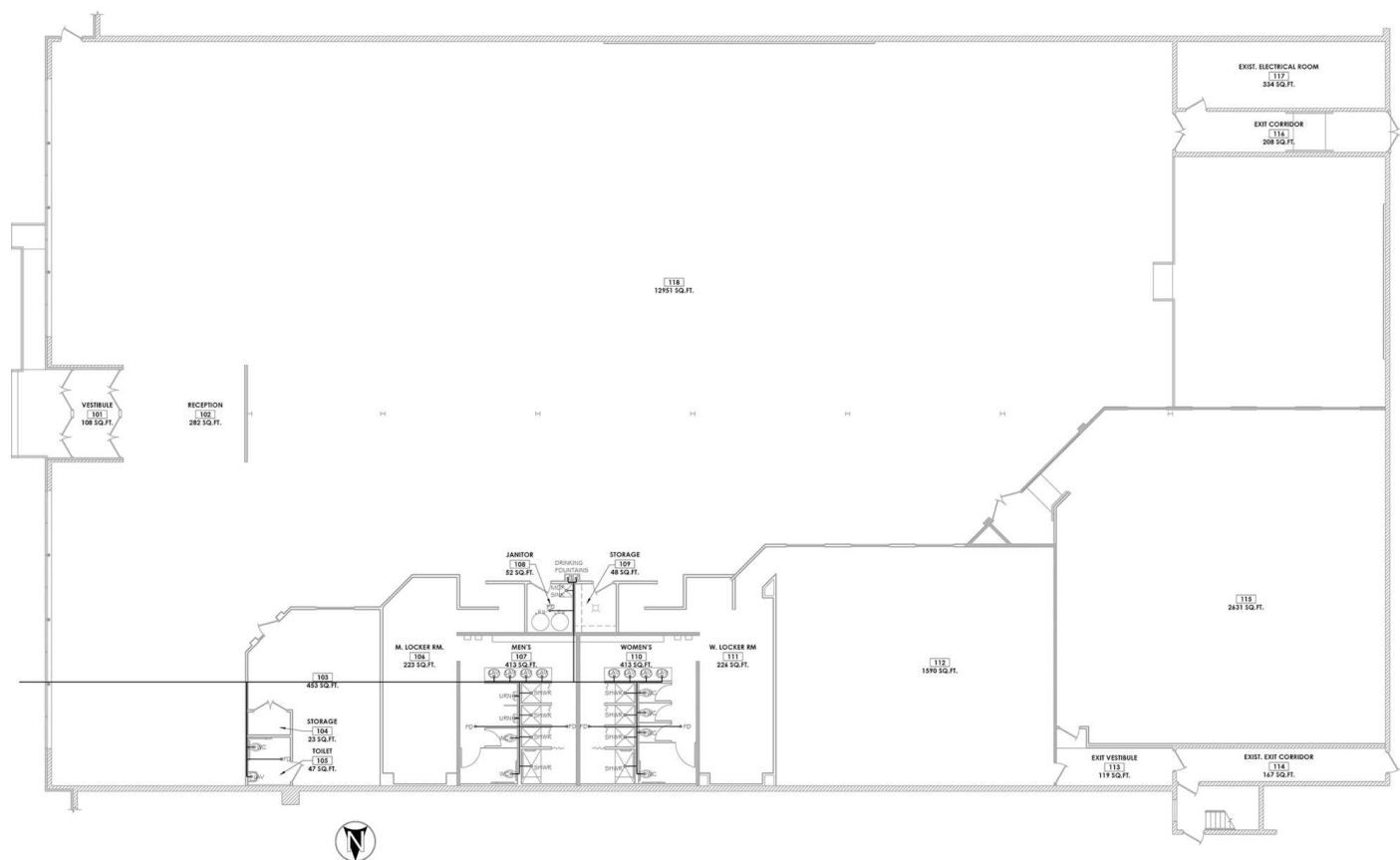
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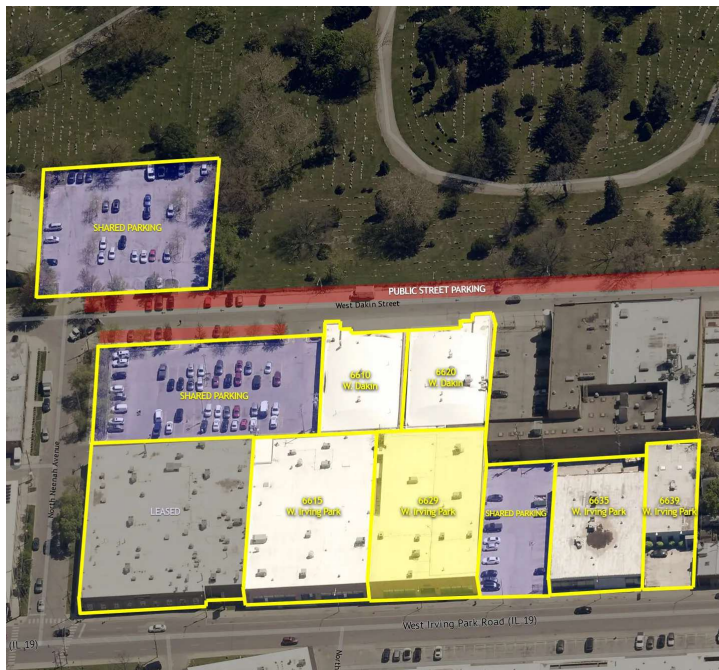
20,700 SF

Industrial/Commercial Property For Lease



BROWN
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6629 W. IRVING PARK RD., CHICAGO, IL 60634



6629 W. IRVING PARK RD., CHICAGO

- 20,700 SF
- 25% Office Space
- 16' 6" Clear Height
- 2 Drive-in Doors (10'x10' and 12'x12')
- 300 Amp, 480 Volt, 3 Phase Power
- 100% Air Conditioned
- Kitchenette
- Irving Park Road Signage
- Taxes: \$3.20 SF
- CAM: \$1.65 SF
- Lease Rate: Subject to Offer
- Available Immediately

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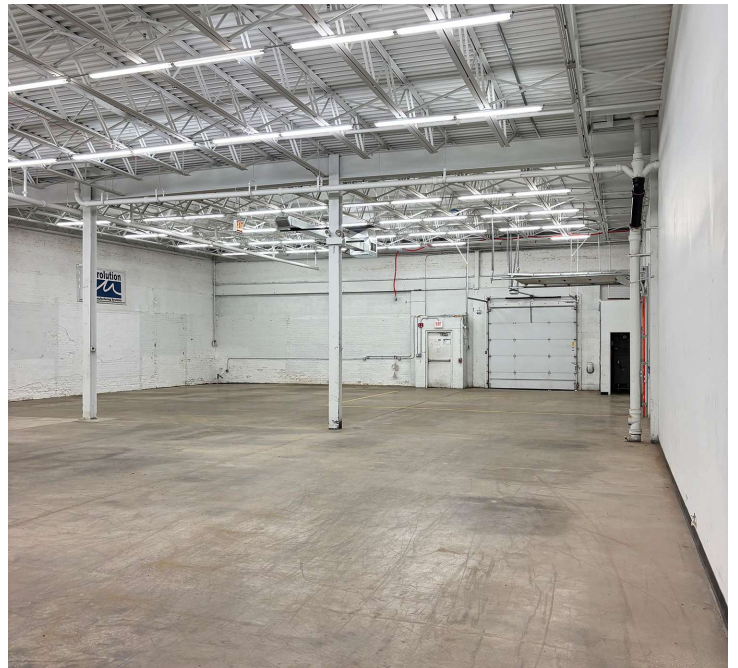
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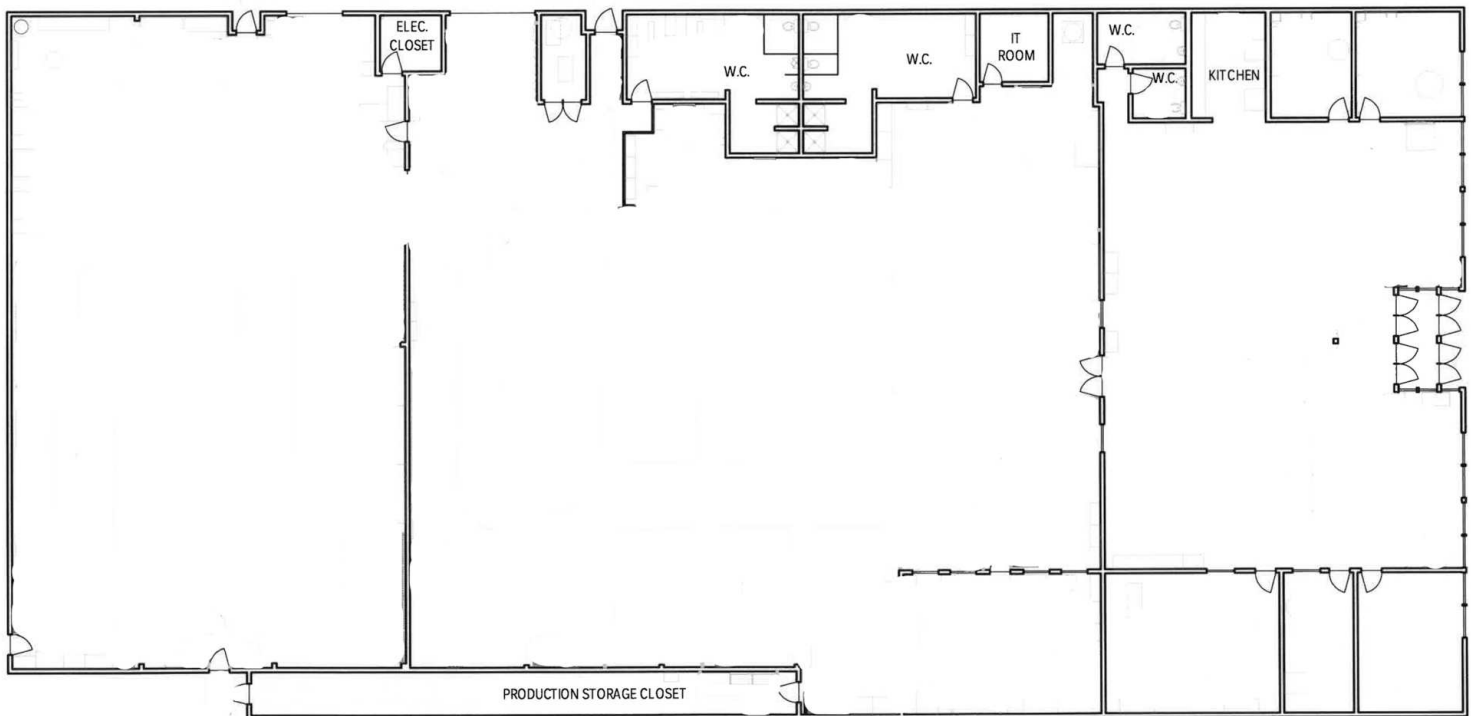
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12,245 SF

Industrial/Commercial Property For Lease



BROWN
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6635 W. IRVING PARK RD., CHICAGO, IL 60634



6635 W. IRVING PARK RD., CHICAGO

- 12,245 SF
- 30% Office Space
- 12' Clear Height
- 1 Drive-in Door
- 600 Amp, 480 Volt, 3 Phase Power
- 100% Air Conditioned
- Kitchenette
- Irving Park Road Signage
- Taxes: \$3.20 SF
- CAM: \$1.65 SF
- Lease Rate: Subject to Offer
- Available Immediately

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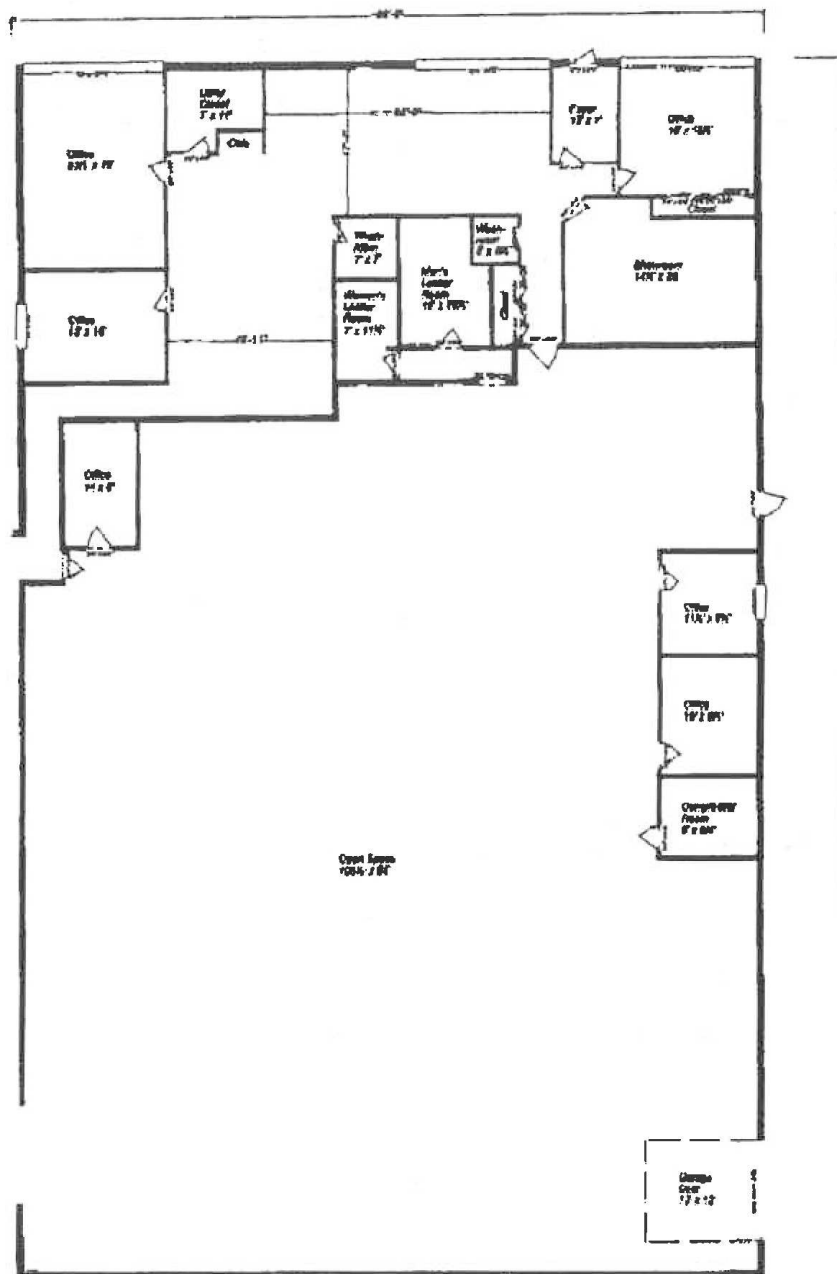
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Industrial/Commercial Property For Lease



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6635 W. IRVING PARK RD., CHICAGO, IL 60634



6635 West Irving Park Chicago 60634

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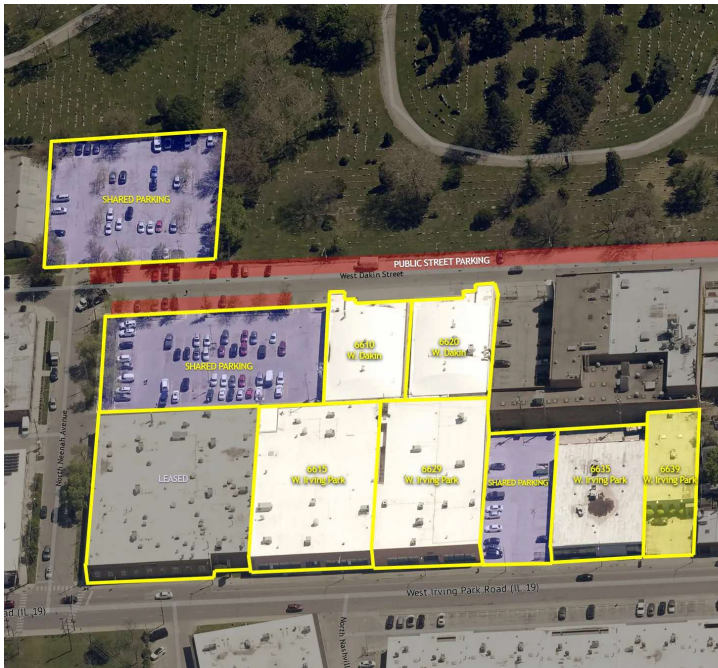
6,425 SF

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6639 W. IRVING PARK RD., CHICAGO

- 6,425 SF
- 20% Office Space
- 12' Clear Height
- 1 Drive-in Door
- 200 Amp, 240 Volt, 3 Phase Power
- 100% Air Conditioned
- Kitchenette/Breakroom
- Irving Park Road Signage
- Taxes: \$3.20 SF
- CAM: \$1.65 SF
- Lease Rate: Subject to Offer
- Available 30-60 Days

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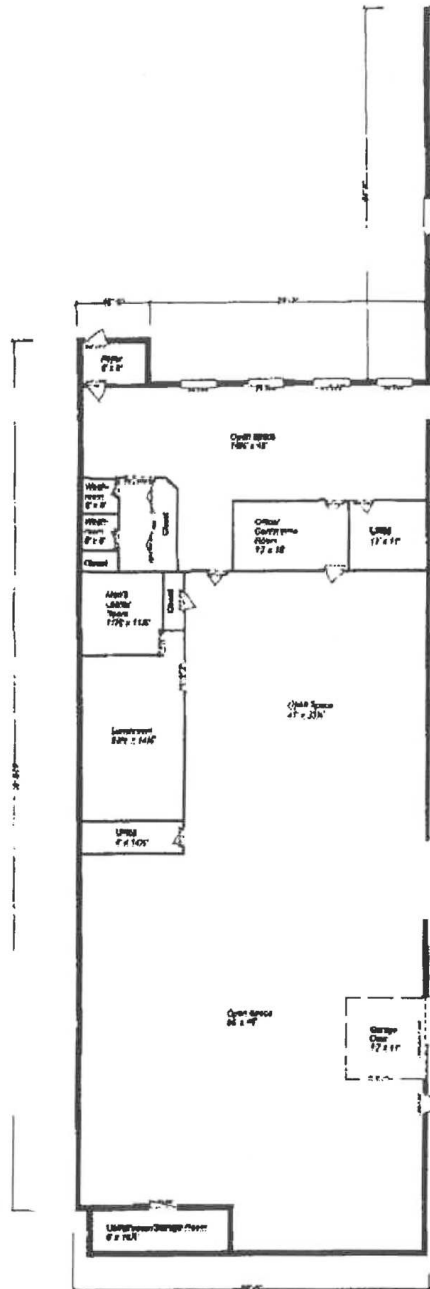
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