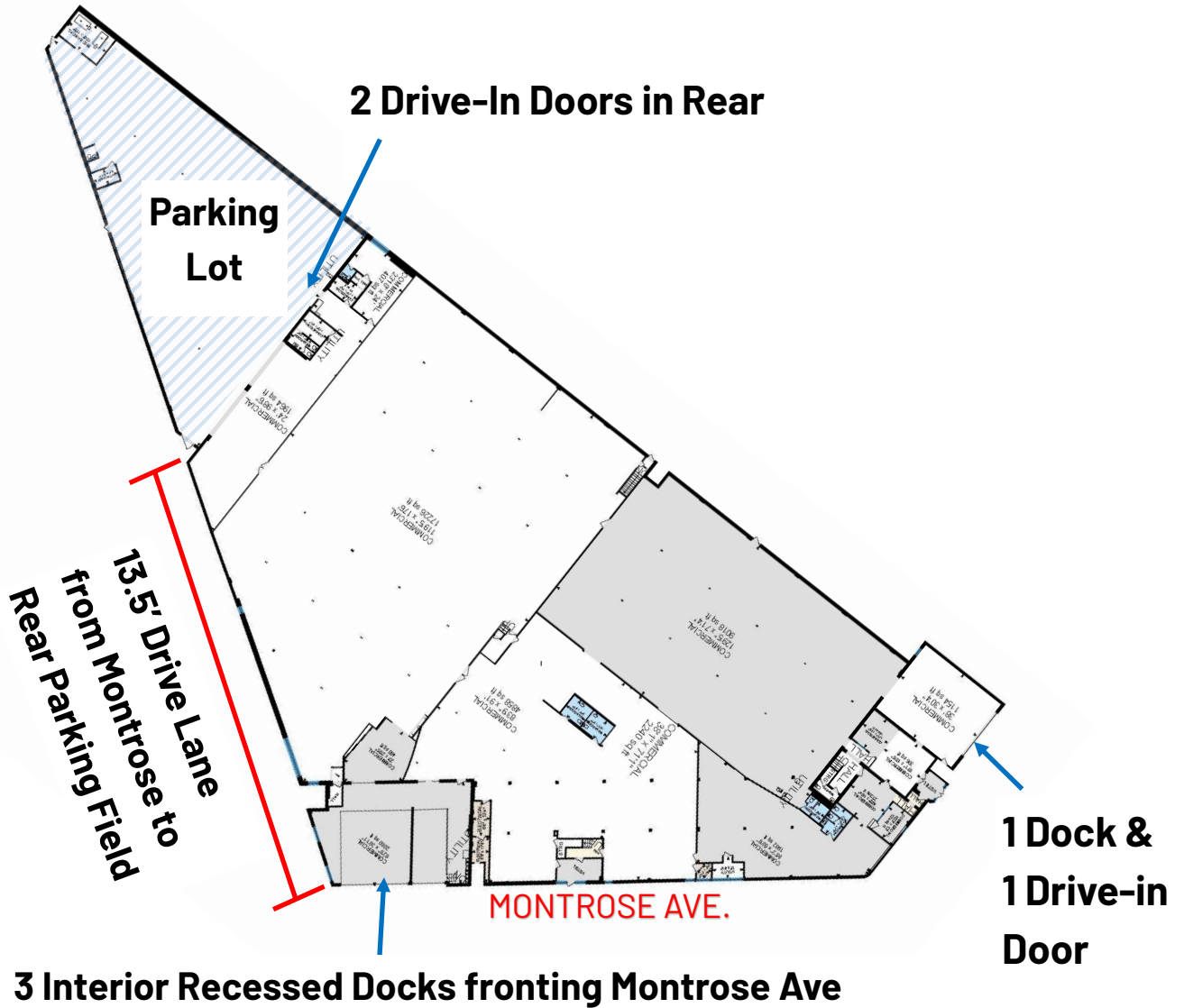


# FOR LEASE

46,500 SF Single-Story Industrial Building on  
78,689 SF Land Site

4700 W. Montrose Ave.  
Chicago, IL 60641



**RENTAL PRICE:** \$12-\$15 PSF  
**RENTAL TYPE:** NNN  
**PASS-THRUS:** \$4 PSF Approx.  
**BUILDING SF:** 46,500  
**LAND SF:** 78,689  
**ZONING:** M1-1  
**POWER:** 800 amps

**DOCKS:** 4  
**DRIVE-IN DOORS:** 3  
**CEILING HEIGHT:** 12'-25'  
**PARKING LOT:** 10,000 SF

Note: Additional parking available in front of building on East end. Can accommodate variety of parking needs including overnight and fenced.

## CONTACT

Craig Wolf  
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847 989 9653 Mobile  
craig@straussrealty.com

**STRAUSS**  
REALTY, LTD.

Map



13.5' drive lane from Montrose to rear parking field.



25' Section is 5,760 SF.

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# Exterior

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