

SUBLEASE OPPORTUNITY

4555 W. Grand Avenue // Chicago, IL

NEW CONSTRUCTION SMALL-BAY INDUSTRIAL BUILDING | HUMBOLDT PARK



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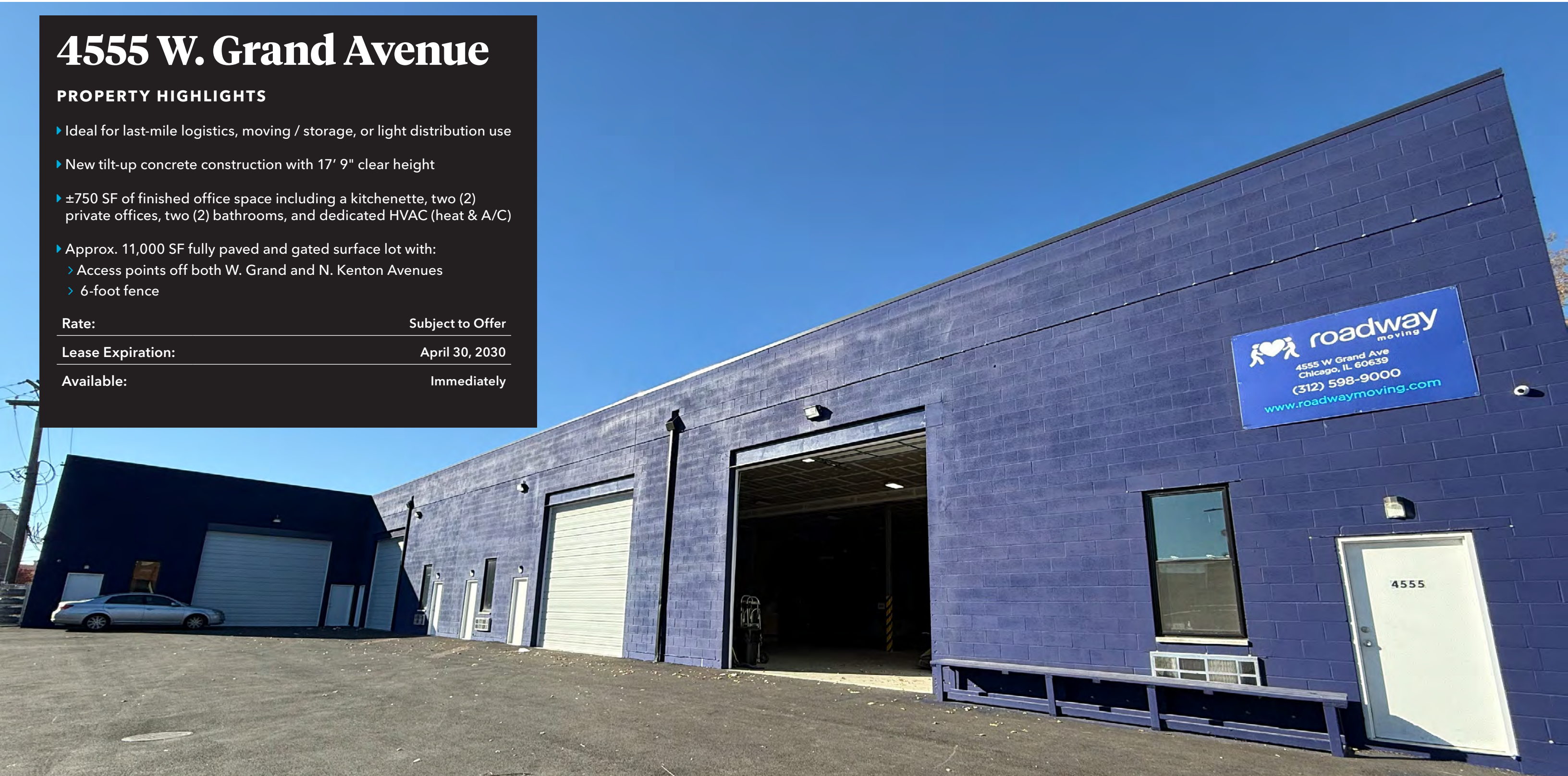


4555 W. Grand Avenue

PROPERTY HIGHLIGHTS

- ▶ Ideal for last-mile logistics, moving / storage, or light distribution use
- ▶ New tilt-up concrete construction with 17' 9" clear height
- ▶ ±750 SF of finished office space including a kitchenette, two (2) private offices, two (2) bathrooms, and dedicated HVAC (heat & A/C)
- ▶ Approx. 11,000 SF fully paved and gated surface lot with:
 - Access points off both W. Grand and N. Kenton Avenues
 - 6-foot fence

Rate:	Subject to Offer
Lease Expiration:	April 30, 2030
Available:	Immediately

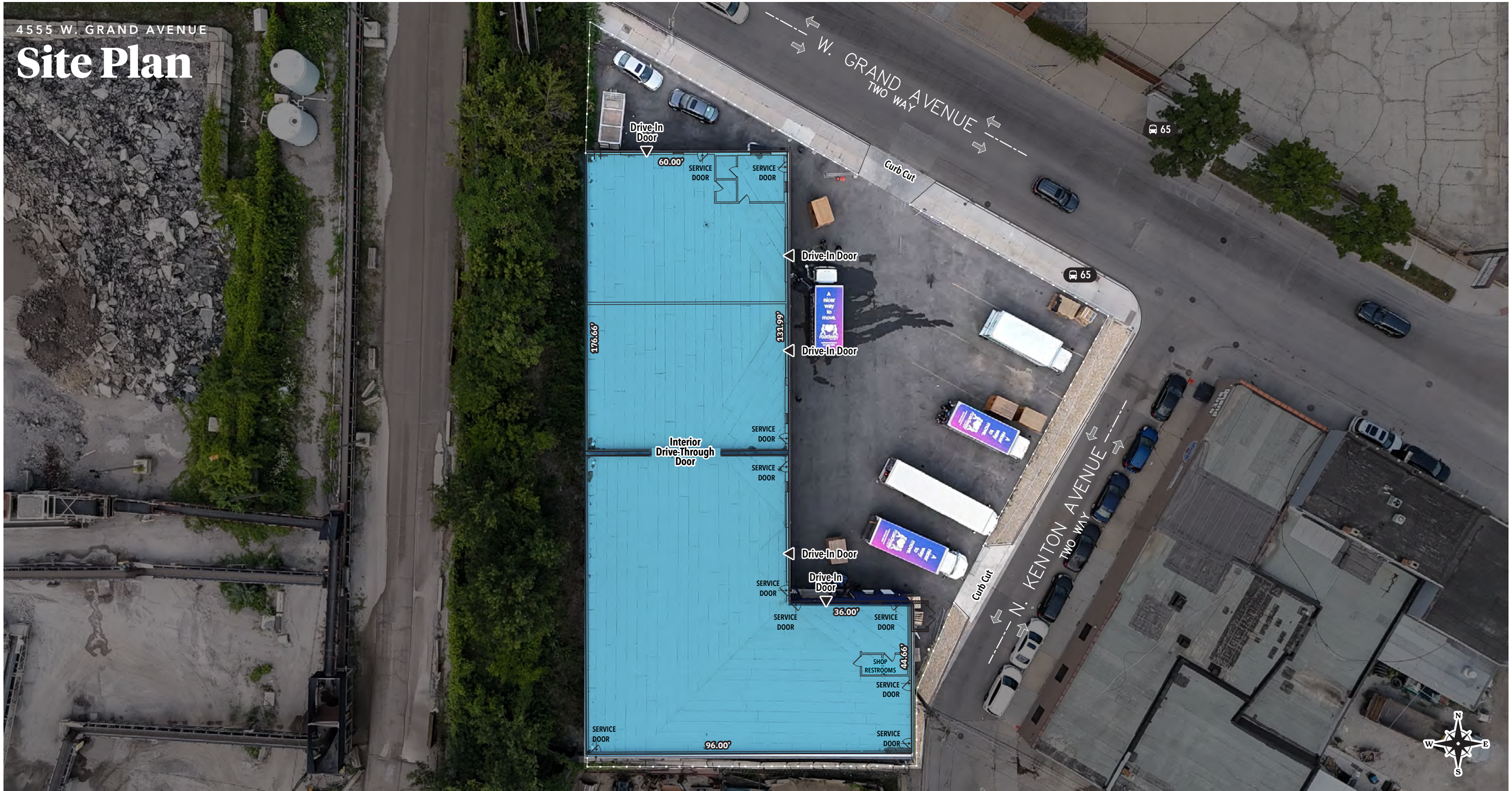


PROPERTY

Specifications & Photos

Property Address:	4555 W. Grand Avenue Chicago, IL 60639
Total Building Area:	12,208 SF
Office Footprint:	±750 SF
Parking Lot Area:	Est. 11,000 SF Paved, Gated, & Fenced
Frontage:	186' on W. Grand Avenue
Year Built:	2025
Building Construction:	Tilt-Up Concrete
Loading:	Four (4) drive-in doors (16' H x 10' W)
Clear Height:	16' 9" Underside of Beams 17' 9" Floor to Ceiling
Power:	800 Amp , 120/240 V, 3 phase
Utilities:	Gas forced heat, A/C distribution to office





SITE OVERVIEW

Location & Property Class

COMMUNITY AREA

Humboldt Park

NEIGHBORHOOD

West Humboldt Park

WARD | ALDERMAN

37th | Ald. Emma Mitts

ETOD

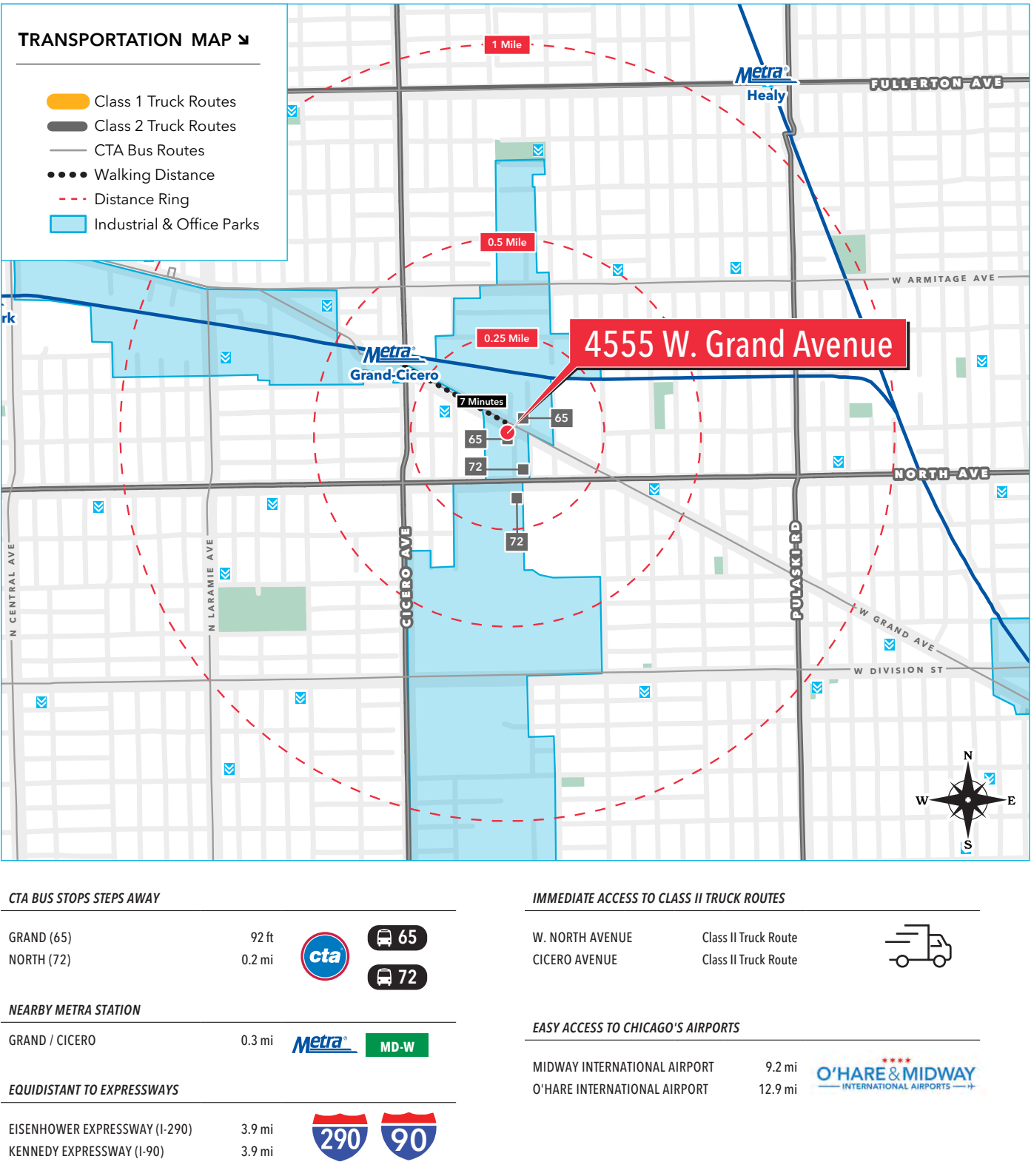
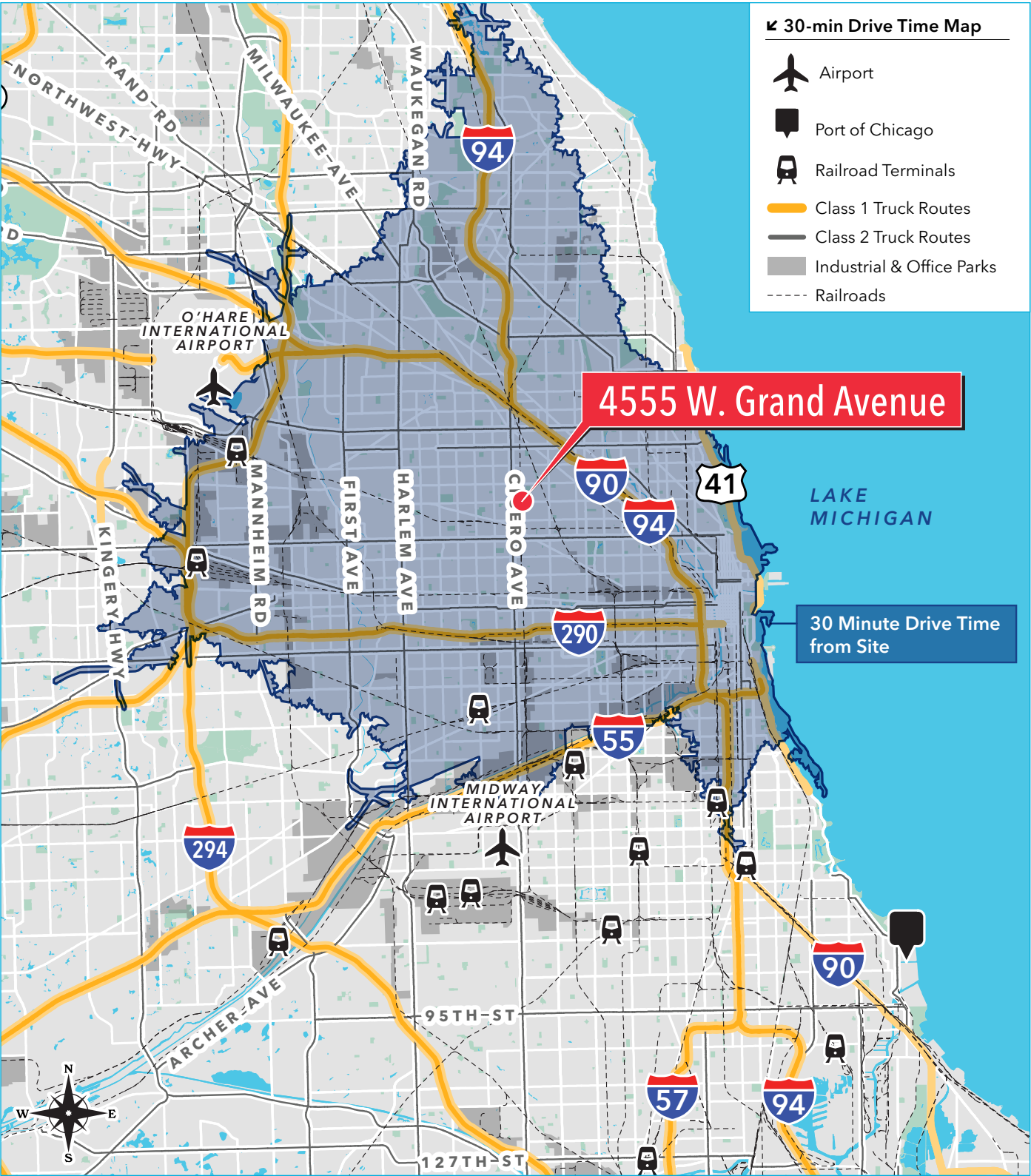
Under ½ mile to rail stop

ZONING

PMD-9 zoning promotes industrial and employment-generating uses while allowing a range of modern business, creative, and production-oriented occupancies. This designation supports uses such as showrooms, offices, design studios, maker spaces, light manufacturing, and warehouse/distribution operations at 4555 W. Grand Avenue within Chicago's Northwest Planned Manufacturing District.



↑ ZONING MAP



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