

**1850-60 N ELSTON AVE, CHICAGO, IL 60642**



FOR LEASE  
**21,180 SF**  
**Prime Industrial Building in  
Bucktown**

FOR LEASE

1850-60 N ELSTON AVE, CHICAGO, IL 60642



#### PROPERTY DESCRIPTION

Prime industrial lease opportunity at 1850-1860 N. Elston Ave. in Bucktown. 21,180 SF industrial building featuring 3 drive-in doors, 14'-18' clear ceiling heights, ample power, and 1,000 SF office. Possible to divide into two units (5,375 SF and 15,805 SF). Ideal for manufacturing, warehouse, distribution, contractor, and other industrial users. Located along the North Branch of the Chicago River with convenient access to I-90 and North Avenue. The billion dollar mixed-use development of Foundry Park is immediately nearby. Also nearby is the North & Clybourn retail corridor, home to numerous national retailers and big-box destinations.

#### Property Data

|                 |                                                          |
|-----------------|----------------------------------------------------------|
| Rental Rate:    | \$12.95 PSF                                              |
| Rental Type:    | NNN                                                      |
| Size:           | 21,180 SF<br>(Divisible to<br>5,375 SF and<br>15,805 SF) |
| OpEx:           | \$1.00 PSF                                               |
| Taxes:          | \$4.95 PSF                                               |
| Property type:  | Industrial                                               |
| Office:         | 1,000 SF                                                 |
| Drive in Doors: | 3                                                        |
| Ceiling Height: | 14'-18' Clear                                            |
| Zoning:         | M3-3                                                     |
| Ward:           | 32nd                                                     |
| Alderman:       | Scott<br>Waguespack                                      |

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#### CONTACT

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## LOCATION HIGHLIGHTS

- Bucktown neighborhood
- New 31 acre development Foundry Park planned across the street
- Located along the North Branch of the Chicago River
- Convenient access to I-90 and North Avenue
- Clybourn Metra is only a 4 minute walk away
- Easy access to North & Clybourn retail; this area has the largest concentrations of big-box and home-furnishing retail centers in Chicago (outside of downtown)



Foundry Park is a planned mixed-use development on a 31-acre site along the Chicago River between Bucktown and Lincoln Park. The more than \$1 billion project is expected to create approximately 2,800 residential units along with new public infrastructure, neighborhood and retail along a public riverwalk.

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## PHOTOS

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