

# 1,708 - 4,143 SF

## Industrial Property For Lease



**BROWN**  
COMMERCIAL GROUP, INC.

**4000-4128 N. NASHVILLE AVENUE, CHICAGO, IL 60634**



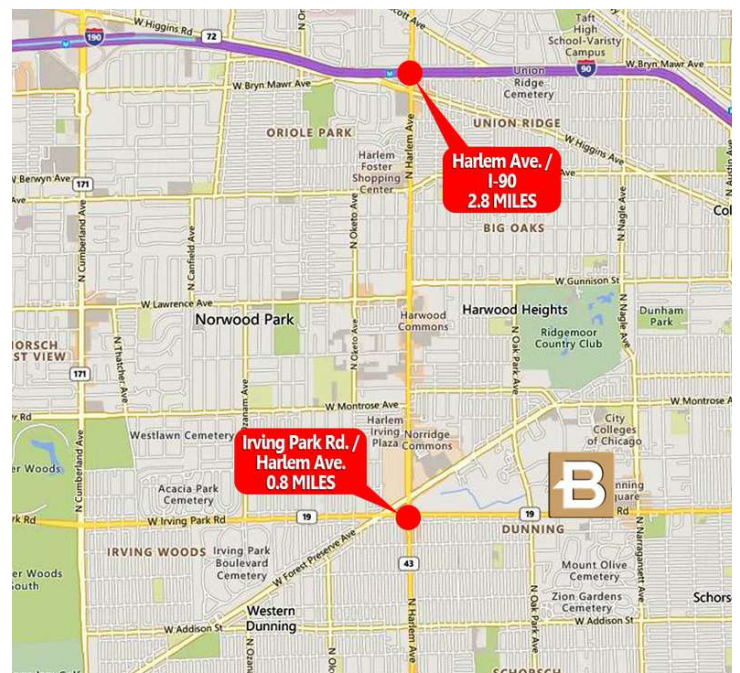
### LOCATION DESCRIPTION

Established business park at Nashville Ave. and Irving Park Rd. with easy access to major transportation routes via nearby Harlem Ave. and I-90.

SPACES	LEASE RATE	SPACE SIZE
4006 N Nashville	Subject To Offer	1,708 SF
4038 N Nashville	Subject to Offer	4,143 SF
4106 N Nashville	Subject To Offer	3,870 SF

### PROPERTY OVERVIEW

- Ideal park location for users needing units with small offices, some units with docks, and warehouse space
- Horizon Business Park is comprised of four multi-unit buildings totaling over 140,000 sf of flex space
- 5.29 acre site with ample parking
- Bus line access



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No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice

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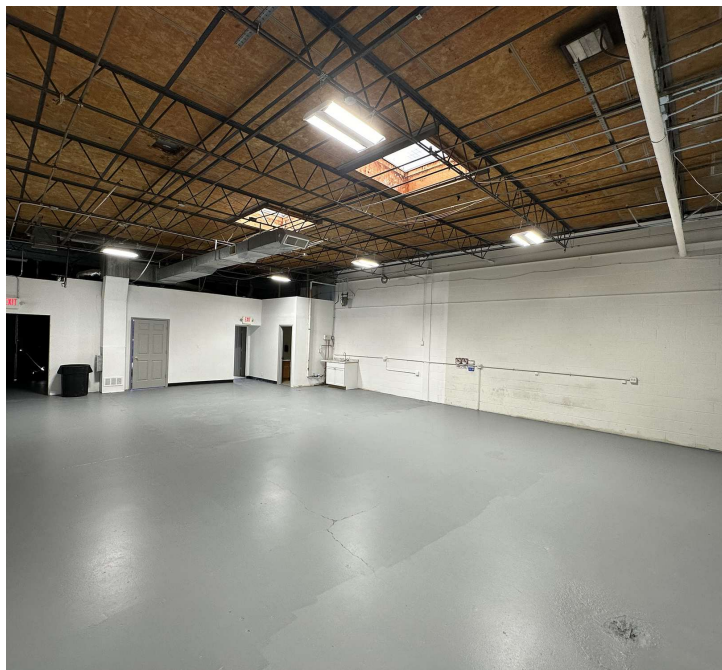
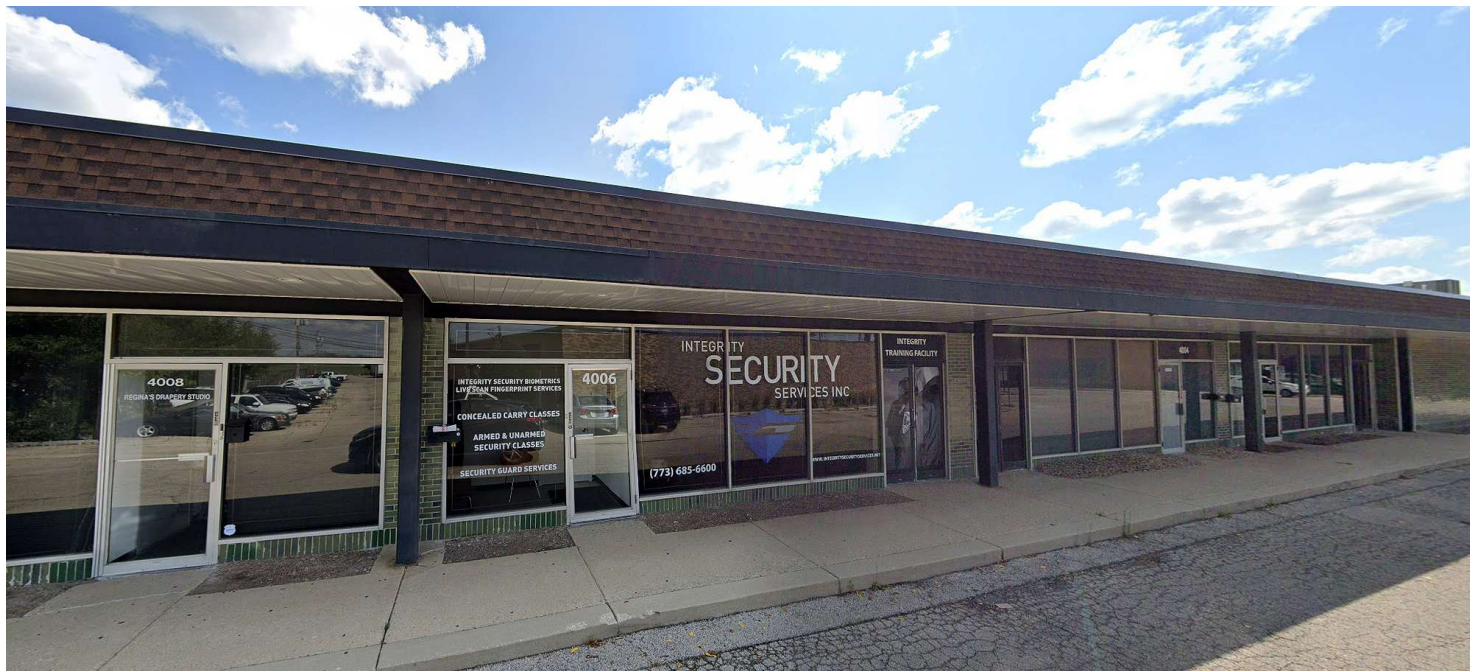
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4006 N. NASHVILLE AVENUE, CHICAGO, IL 60634



### 4006 NORTH NASHVILLE AVE. (BUILDING 1)

- 1,708 SF
- Approximately 10% SF Office
- 1,530 ± SF Warehouse
- 12' Clear Ceiling
- Double Man Door Loading
- 200 Amps, 3 Phase Power
- 95% Air Conditioning
- Two Restrooms
- Real Estate Taxes: 2024 Payable 2025 Base Year
- Common Area Maintenance: 2025 Base Year
- Lease Rate: Subject To Offer
- Available Immediately

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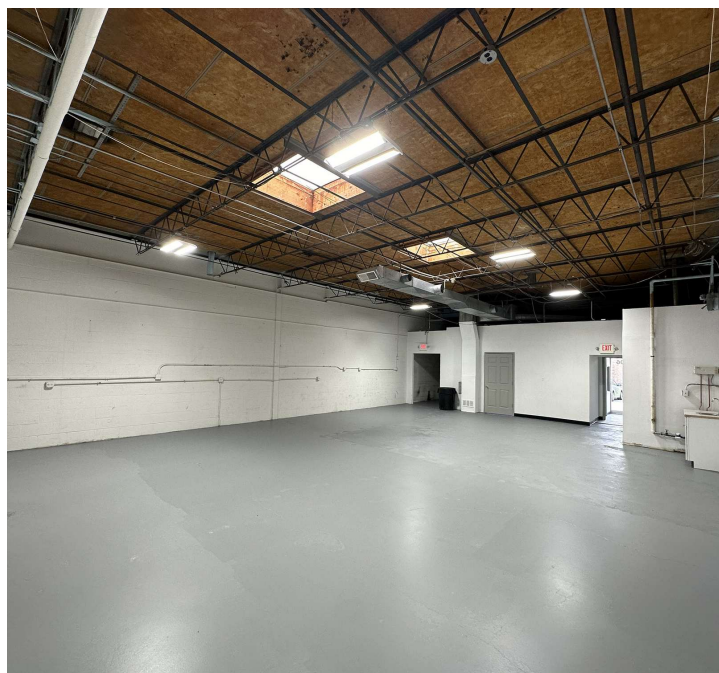
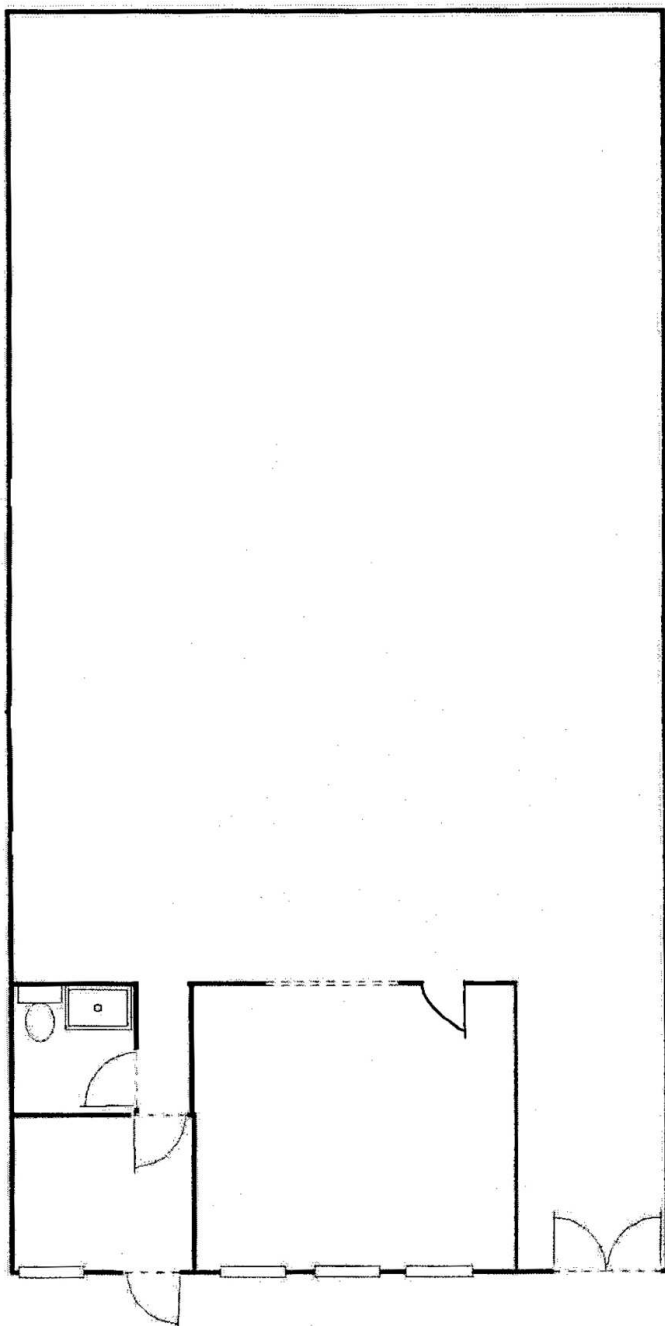
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## Industrial Property For Lease



**BROWN**  
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4038 N. NASHVILLE AVENUE, CHICAGO, IL 60634



### 4038 N. NASHVILLE AVENUE (BUILDING 2)

- 4,143 SF
- Approximately 500 SF Offices
- 12' Clear Ceiling
- 1 Exterior Dock (10'x10' door)
- 400 Amp, 3 Phase Power
- Two Restrooms
- 100 % Air Conditioned
- Real Estate Taxes: 2024 Payable 2025 Base Year
- Common Area Maintenance: 2025 Base Year
- Lease Rate: Subject To Offer
- Available: July 1, 2026



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## Industrial Property For Lease



**BROWN**  
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4106 N. NASHVILLE AVENUE, CHICAGO, IL 60634



### 4106 NORTH NASHVILLE AVE. (BUILDING 3)

- 3,870 SF
- Approximately 927 SF Offices
- 12' Clear Ceiling
- 1 Truck Level Dock
- 200 Amp, 3 Phase Power
- 100% Air Conditioned
- Kitchenette
- Two Restrooms
- Real Estate Taxes: 2024 Payable 2025 Base Year
- Common Area Maintenance: 2025 Base Year
- Lease Rate: Subject To Offer
- Available: May 1, 2026

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