



***5346 N. Northwest Hwy.  
(Chicago, IL 60630)***

**AVAILABLE ON 12/1/26**

- COMMERCIAL-INDUSTRIAL (FLEX) SPACE
- ZONING: M1
- TERM: 3-7 YEARS
- ±2,200 SQUARE FEET
- LEASE: MODIFIED-GROSS
- RATE: NEGOTIABLE

Lichter Realty, Inc. is offering, for lease, approximately 2,200 square feet of commercial-industrial (flex) space. The property has immediate proximity to the expressway (I-90), frontage on Northwest Hwy. (which benefits from 18,200 vehicles per day), signage opportunities on the building, and a large parking lot. The space features a front door on Northwest Hwy., a front area (with full HVAC and a bathroom) for retail/office/showroom use and a back warehouse with high ceilings, clear spaces, a bathroom, heat, ample power, ample water, a large drive-in (garage) door, LED lighting, and more! The space is in pristine condition. The space can be delivered as a to a tenant as a “vanilla box” or the landlord can custom build the space to meet a tenant’s space requirements.

HIGHWAY PROXIMITY	SIGNAGE	PARKING
DRIVE-IN DOOR	CLEAR SPACES	HIGH CEILINGS
AMPLE POWER	GOOD ZONING	BUILD-TO-SUIT