

8,000 SF INDUSTRIAL FLEX SPACE FOR LEASE

4664 N LOWELL, CHICAGO, IL 60630

CRER



Sean Mason

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PROPERTY OVERVIEW

ASKING LEASE RATE	\$12 PSF	RATE BASIS	Modified Gross
AVAILABLE SF	8,000 SF	CLEAR HEIGHT (FT)	14'
DRIVE-IN DOORS (#)	Two (2) / 12' x 10'	POWER	400 Amp/ 3-Phase
UPPER LEVEL SPACE	+/- 4,000 SF Open Shell Space	SPRINKLER SYSTEM	Yes
COLUMN SPACING	Clear Span	TRUCK COURT / YARD	No
IDEAL USE	Light Manufacturing/Showroom-Warehouse	PARKING	No
ZONING	B1-1	AVAILABILITY DATE	Immediately

DESCRIPTION:

CRER is pleased to offer 4664 N. Lowell Avenue for lease in Chicago's Mayfair neighborhood. The property includes approximately 4,000 square feet of clear-span warehouse space with two drive-in doors, 14-foot clear height, 400-amp/3-phase power, and sprinkler service, plus approximately 4,000 square feet of additional customizable space above. The second floor and mezzanine have been cleared to an open-shell condition, providing maximum flexibility for office, showroom, training, creative, assembly, or support uses. Landlord will consider build-to-suit improvements for qualified tenants. The flexible configuration makes the property well suited for contractors, light manufacturing firms, e-commerce operators, distributors, trade users, and businesses seeking a combination of warehouse and office functionality under one roof. With convenient access to O'Hare International Airport, I-90/94, and major transportation corridors, the property offers an exceptional Northwest Side location for growing businesses. Available immediately.

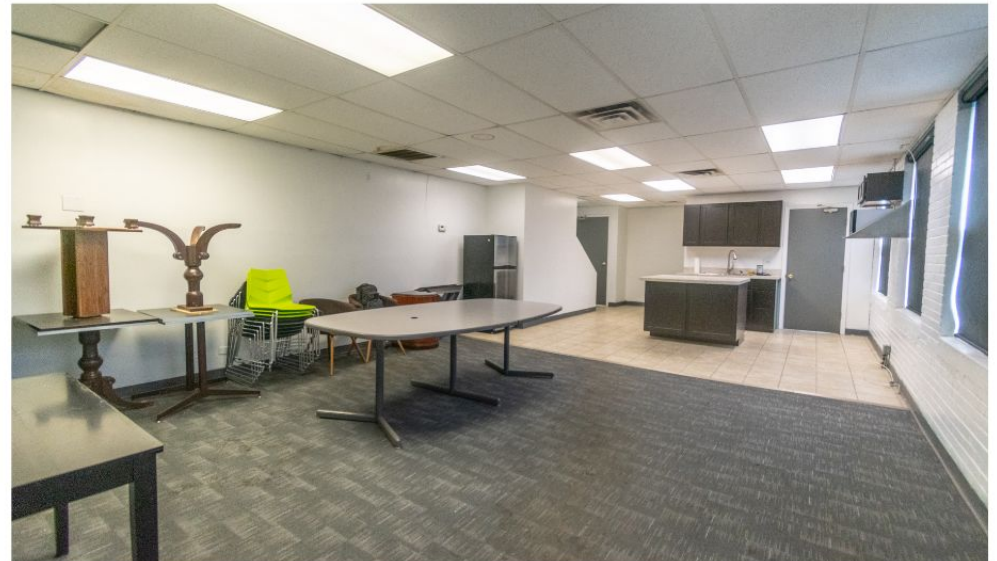


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IMAGE GALLERY



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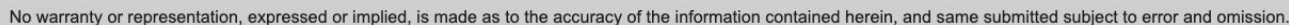
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IMAGE GALLERY



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AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 ACS Population	41,217	412,725	1,160,735
2024 ACS Household Pop.	40,741	409,329	1,143,191
Median Age	38.5	37.7	36.8
2024 ACS Households	16,456	161,443	483,134
Owner-Occupied HH Share	54.4%	53.2%	50.4%
Median Household Inc	\$92,900	\$90,200	\$88,200
Avg Household Size	2.48	2.54	2.37
Avg HH Vehicles (est.)	1.36	1.37	1.23
Median Home Value	\$419,700	\$418,400	\$395,800
Median Year Built (est.)	1932	1940	1948

Data address: 4664 N LOWELL AVE, CHICAGO, IL, 60630. Source: U.S. Census Bureau 2020-2024 ACS 5-year estimates (via Census Reporter) and Census TIGERweb. Approximate circular areas include block groups by Census internal point; medians are derived from published distributions, 5+ vehicles is counted as 5, and margins of error are not shown. Accessed August 19, 2026.

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TRANSPORTATION

CTA SUBWAY		DRIVE	WALK	DISTANCE
CTA	Montrose (Blue Line)	7 min	13 min	0.7 mi
CTA	Irving Park (Blue Line)	7 min	22 min	1.2 mi
CTA	Kimball (Brown Line)	7 min	25 min	1.3 mi
CTA	Jefferson Park (Blue Line)	10 min	29 min	1.5 mi
CTA	Kedzie (Brown Line)	11 min	31 min	1.6 mi
METRA COMMUTER RAIL		DRIVE	WALK	DISTANCE
METRA	Mayfair Station (Metra Milwaukee North)	6 min	18 min	0.9 mi
METRA	Irving Park Station (Metra Union Pacific Northwest)	6 min	22 min	1.2 mi
METRA	Forest Glen Station (Metra Milwaukee North)	5 min	25 min	1.3 mi
AIR AIRPORT		DRIVE	WALK	DISTANCE
AIR	Chicago O'Hare International Airport	18 min	-	8.0 mi
AIR	Chicago Midway International Airport	49 min	-	18.1 mi

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ABOUT CRER

CRER is a full-service Chicago commercial real estate firm focused on brokerage, management, and receivership. We combine local market knowledge, creative strategy, and client-centered execution to help owners, investors, landlords, and tenants move each asset forward.

Market Insight

LOCAL INTELLIGENCE

Decades of Chicago market knowledge behind every recommendation.

Client Focus

CUSTOM STRATEGIES

Tailored plans for investment, leasing, and operational goals.

Proven Execution

RESULTS DRIVEN

Disciplined process from underwriting to closing and management.

As a boutique brokerage with deep Chicago roots, CRER represents buyers, sellers, landlords, and tenants across multifamily, retail, land, industrial, and office assets. Our brokers pair neighborhood intelligence with disciplined underwriting and a strategic marketing platform to create clear positioning for every assignment.

From valuation and listing strategy to leasing, negotiations, due diligence, and closing, our team guides clients through each stage of a transaction. We focus on practical advice, responsive communication, and tailored solutions that protect value and help clients make confident real estate decisions.

BROKERAGE

MANAGEMENT

RECEIVERSHIP

CRER offers a connected platform for commercial real estate clients. Our team supports investment sales, leasing, tenant representation, property management, and receivership services with coordinated execution, detailed market insight, and accountability from strategy through completion.

With more than two decades of continuous growth, CRER brings experience, creativity, and Chicago-focused perspective to every assignment, helping clients pursue stronger outcomes across changing market conditions.

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ABOUT SEAN MASON



SEAN MASON

Director

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In six years with CRER, Sean has focused primarily on multifamily and industrial investment sales as well as ground up development projects. He is also in charge of all leasing for a one million square foot industrial portfolio in Chicago. He sets himself apart with his exceptional client service record in delivering honest and straightforward guidance through all aspects of portfolio ownership and management.

He came to CRER after 15 years working in capital markets and he brings a deep understanding of financial analysis and risk management principles to assist clients interested in expanding and diversifying their investment property portfolios. Sean was born and raised in Chicago and graduated cum laude from Harvard in 2000. He lives in Burr Ridge with his wife and kids. In his spare time, Sean coached high school baseball for twenty years, most recently as the Head Coach at Saint Ignatius College Prep, his alma mater, from 2011-2020. In 2018, Sean was named the Coach of the Year in Illinois by the Illinois High School Athletic Association.

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