

FOR LEASE: 45,392 SF INDUSTRIAL/OFFICE BUILDING WITH 10 DRIVE-IN DOORS & 40 PARKING SPACES



45,392 SF modern warehouse/office building with 10 drive-in doors and 40 parking spaces on Madison Street. 17' clear height. Wet sprinklers. Space has mostly full HVAC, triple catch basin, and floor drains. Great location close to highways I-90/94 and I-290 (5-minute drive) and only a couple of blocks to popular dining/entertainment districts of Fulton Market and Randolph Street. Second floor office (6,000 SF) can be leased separately.

Rental Rate:	\$15.00 PSF Modified Gross
Size:	45,392 SF Total 12,000 SF Office (6,000 SF per Floor) 30,392 SF Warehouse
Parking:	40 Spaces
Zoning:	C1-3
Ward:	27 Walter J. Burnett
Drive-in Doors:	10
Clear Height:	17' Clear
Sprinklers:	Wet



ADAM SCHNEIDERMAN, SIOR

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DAVID KAPLAN

847-302-2387

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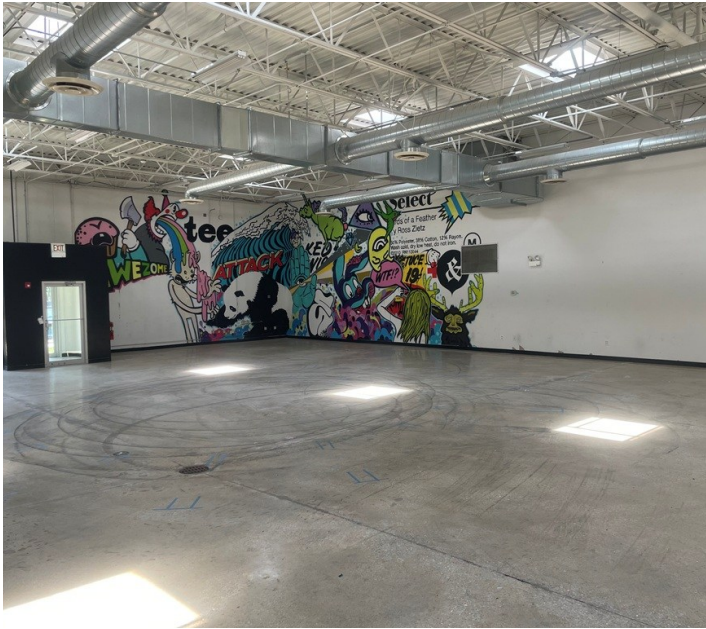
STRAUSS REALTY, LTD.

4220 W. MONTROSE AVENUE

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

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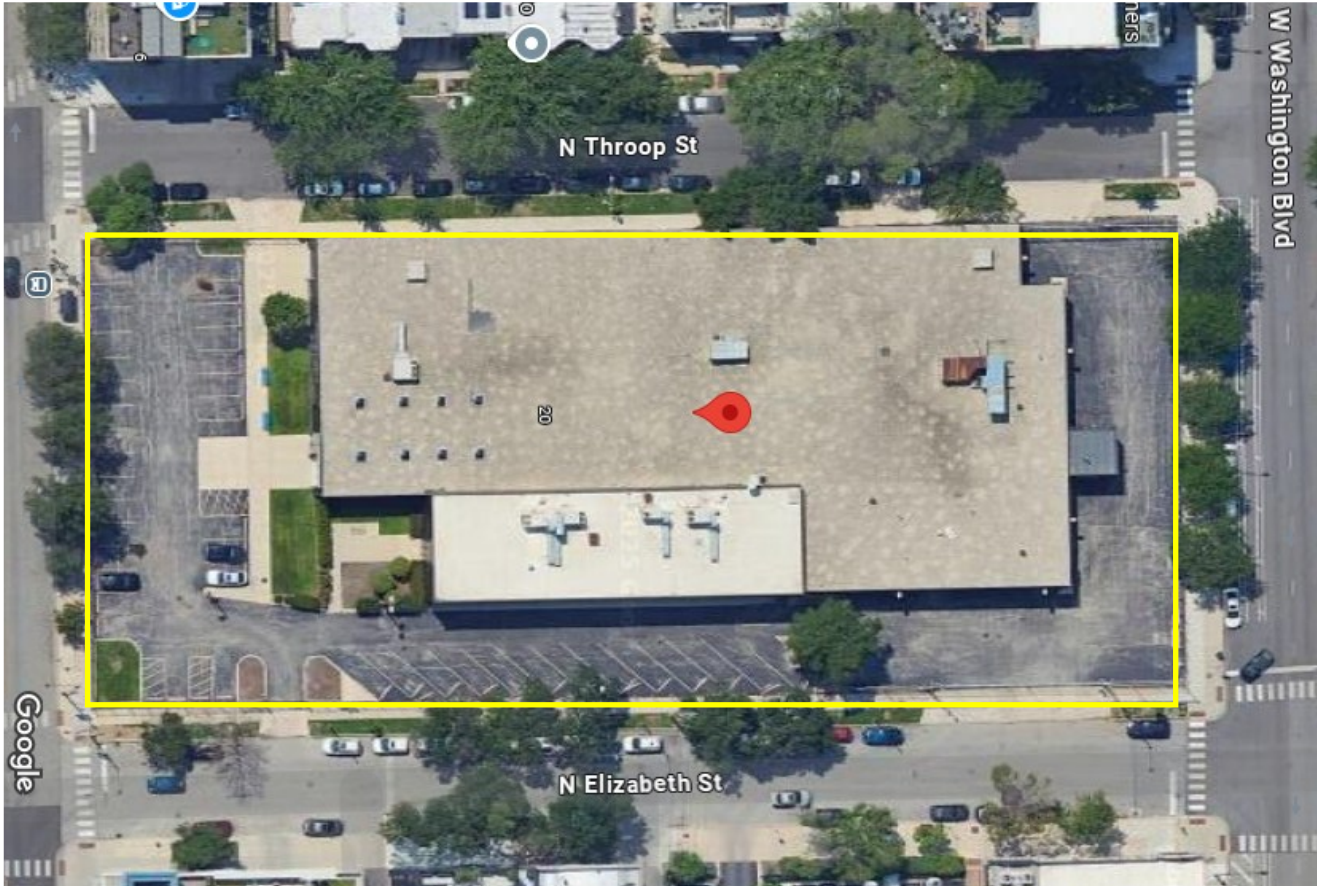
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1260 W. MADISON ST.
CHICAGO, IL 60607

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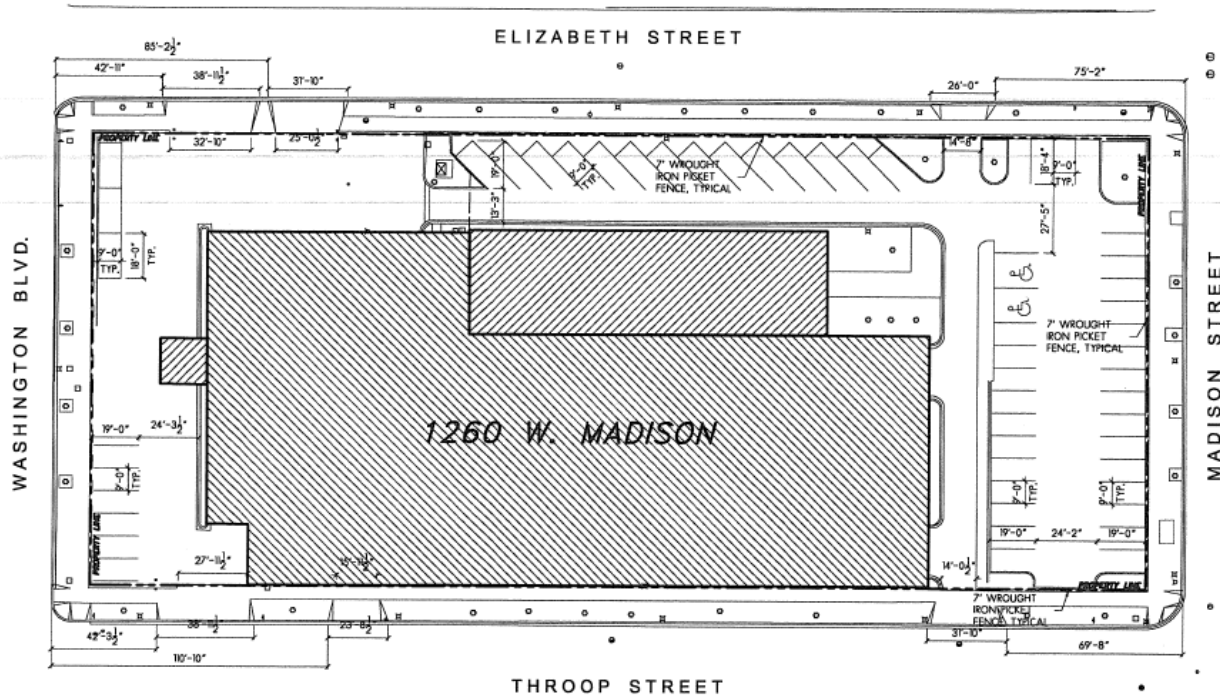
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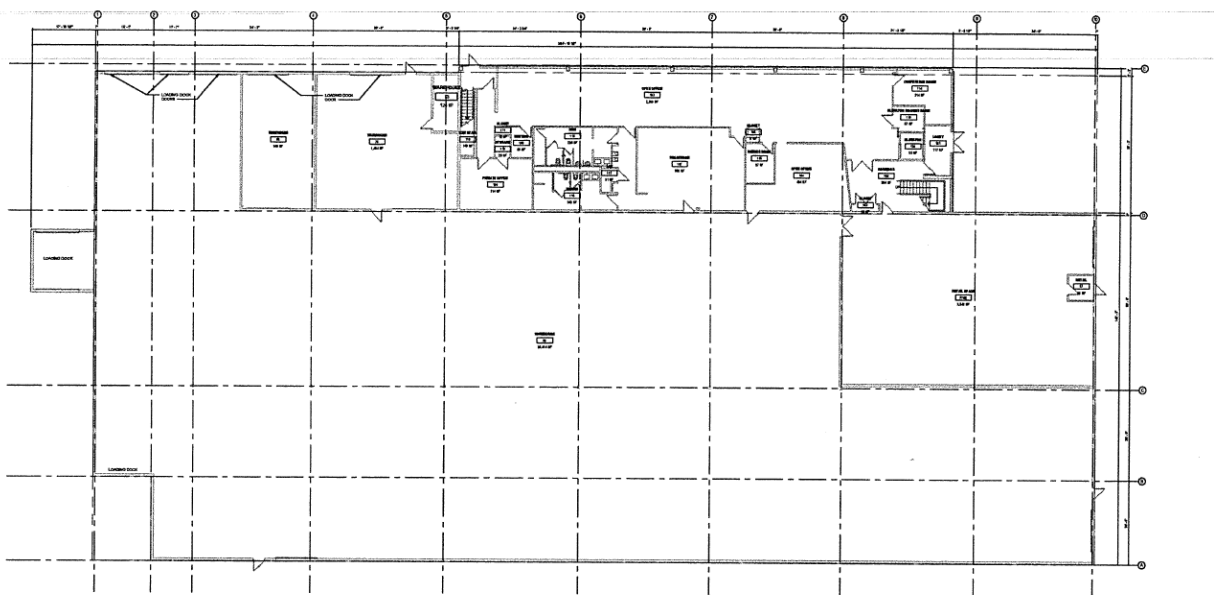
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SITE PLAN



FIRST FLOOR WAREHOUSE



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