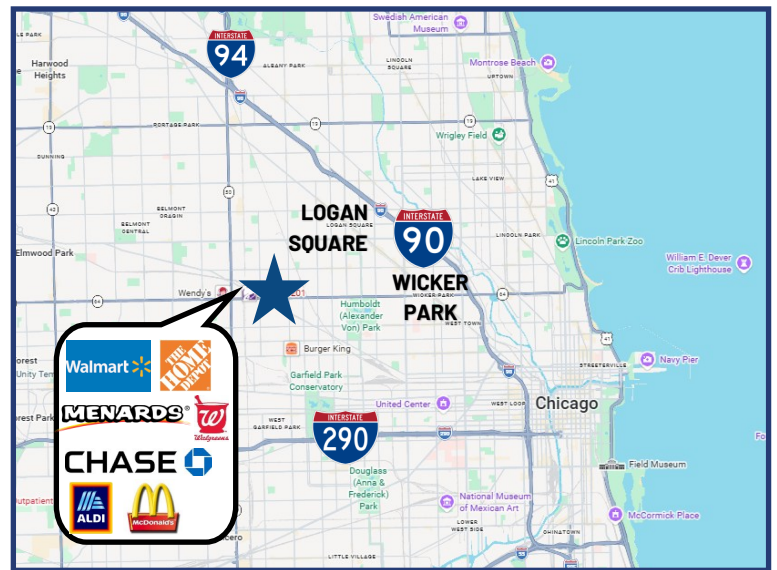


For Lease NEW CONSTRUCTION INDUSTRIAL SPACE

4201 Grand Ave.
Chicago, IL 60651



SIZE (SQ FT.):	4,427-18,017
CEILING HEIGHT:	18'
LEASE PRICE:	\$20 PSF, NNN
PASS-THROUGHS:	\$5.83 PSF
# OF UNITS:	1-4
PARKING:	11,171 SF Lot
DRIVE-IN DOORS:	4
ZONING:	C1-1
YEAR BUILT:	2026
OCCUPANCY:	September 2026



- 2.5 miles to Logan Square
- 2.5 miles to  entrance at Harrison
- 3 miles to  entrance at Addison
- 3 miles to Wicker Park and 

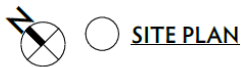
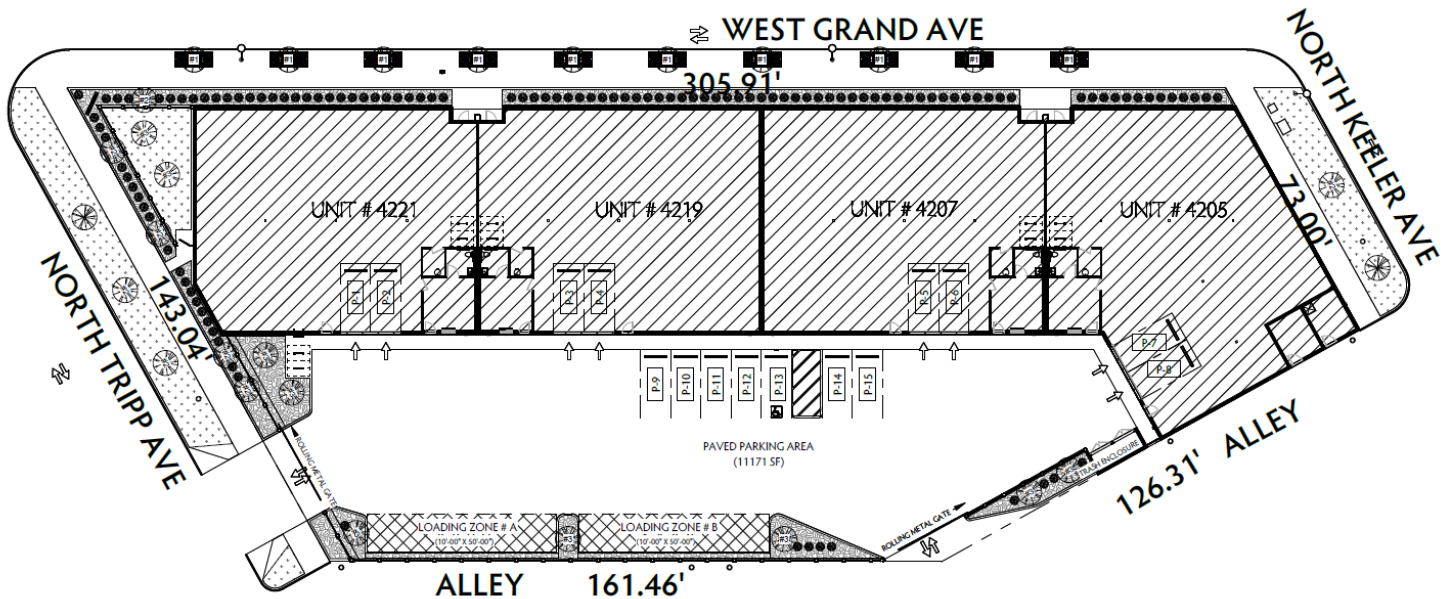


CONTACT

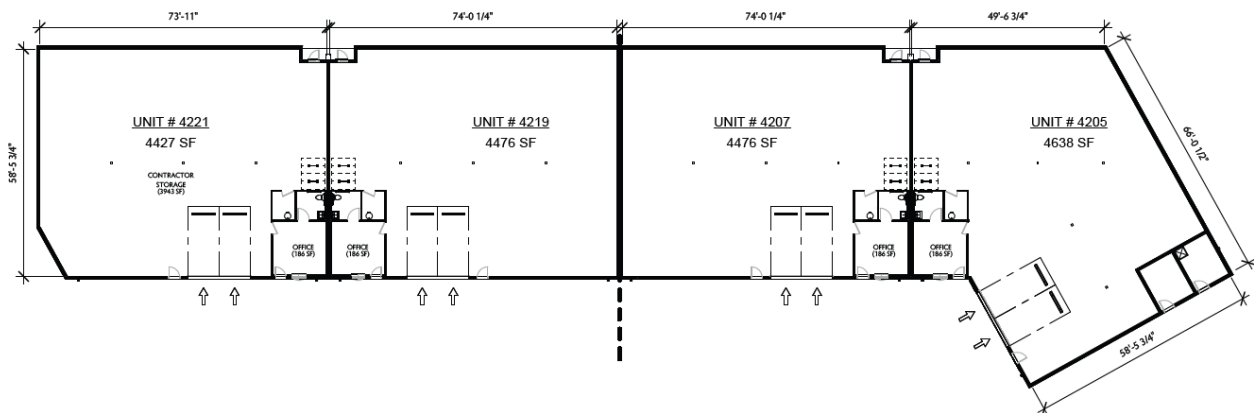
Craig Wolf
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Site Plan & Layout



Units can be combined with demising walls removed.



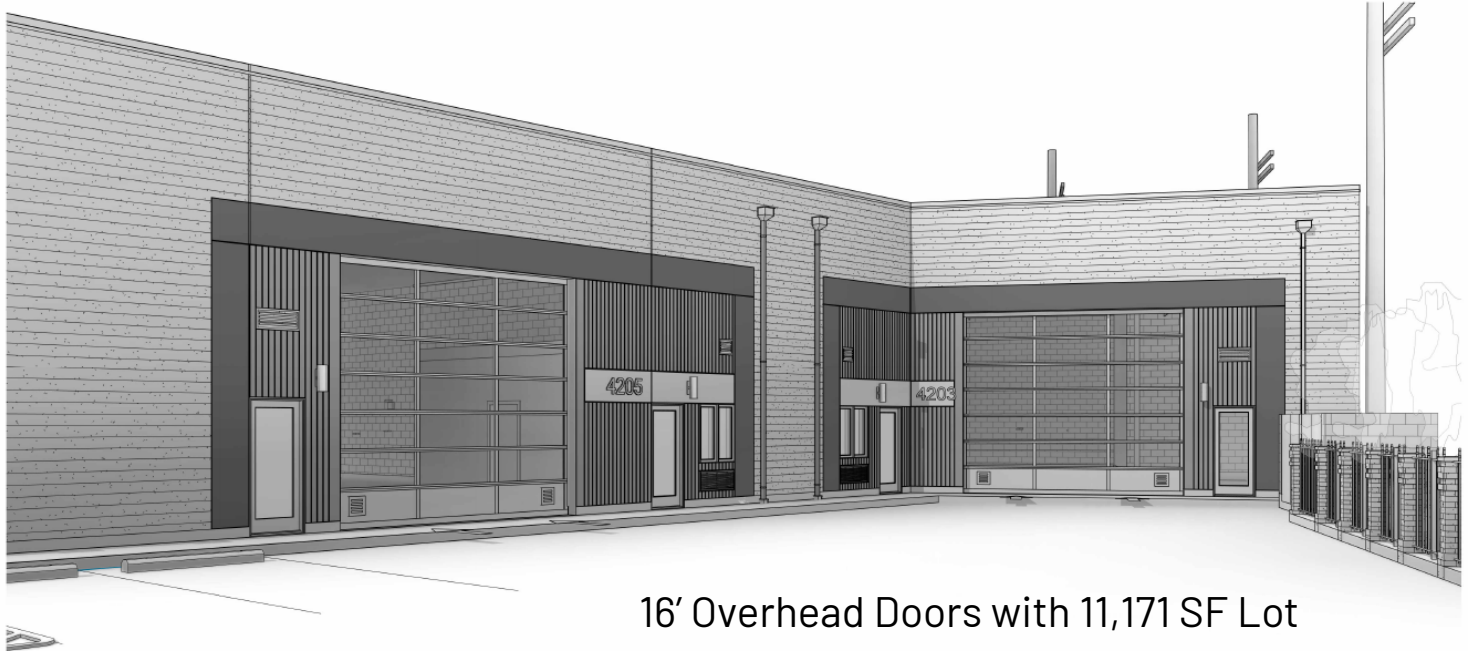
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Rear View

4201 W. Grand Ave.
Chicago, IL 60651



16' Overhead Doors with 11,171 SF Lot
for loading and parking.



Flexible layout and design to meet tenants size specifications.

CONTACT

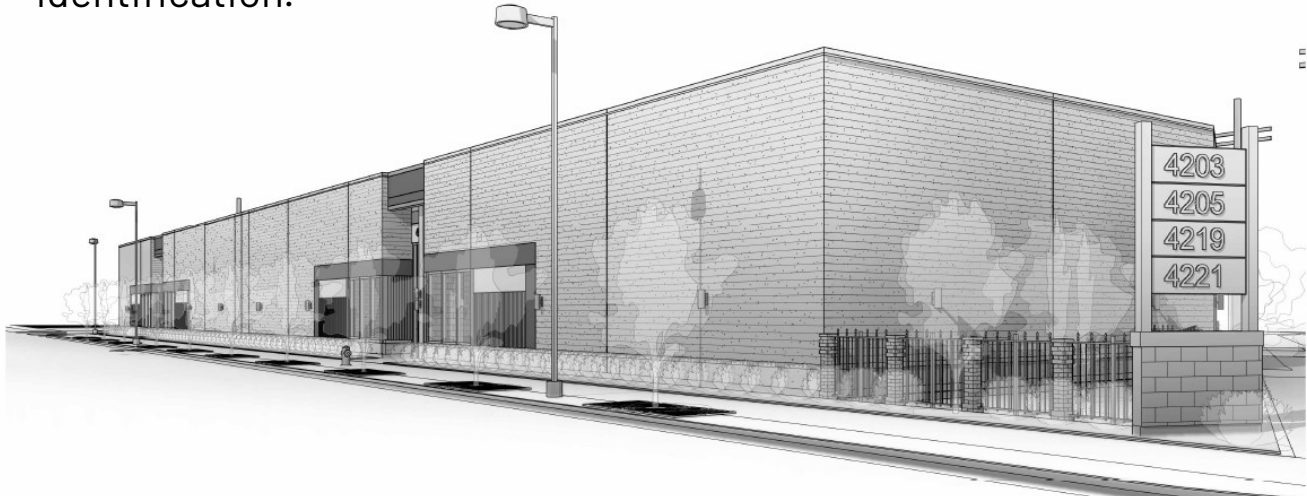
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Front View

Building pushed up to street scape to maximize visibility and tenant identification.



Retail look and feel features
storefront windows and
landscaping.

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