

# HADDON

INDUSTRIAL WORKSPACE FOR CREATIVE PROFESSIONALS

4519 W. Haddon Ave, Chicago, IL 60651

Unit 3E available June 1



**NOW LEASING**

## Unit 3E

**\$950 / month**

1 year lease - flat monthly fee

SPACE

**720 sq ft**

DIMENSIONS

**16 x 45 ft**

STORAGE

**+150 sq ft**

POWER

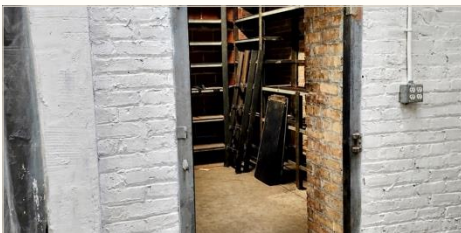
**3-phase + 220**

DOOR

**8 x 8 roll-up**

AVAILABLE

**June 1**



CONNECTED STORAGE



SHARED WAREHOUSE/LOADING



HADDON EXTERIOR

## A larger work bay with connected storage

Haddon is a working warehouse designed for craftsmen, artists, and skilled technicians. Unit 3E offers approximately 720 sq ft of usable bay space with an additional connected 150 sq ft storage room, giving tenants a clean operating base for tools, materials, fabrication, and production work.

The unit includes both 3-phase and 220 electric, an 8 x 8 roll-up garage door for bay entry, 24-hour access, and a flat monthly fee with utilities included.

### Location

Conveniently located in Chicago's Grand Ave Industrial Corridor, a designated manufacturing district with excellent access to materials and vendors including Osorio Metals Supply, Menards, Buyers Flea Market, and specialty manufacturers.

## Unit + Building Features

- 720 sq ft bay: 16 x 45 ft
- Additional 150 sq ft connected storage
- 3-phase and 220 electric in unit
- 8 x 8 roll-up garage door entry
- Ground-level warehouse access
- 16 ft shared garage door for interior loading
- 10,000 sq ft private parking lot
- Active wood, metal, and paint shops
- Forklift available on site
- 24-hour access
- Heat, electric, water, and internet included
- Shared kitchen and 4 ADA bathrooms
- Building-wide security system

**SCHEDULE A TOUR**

Caton Volk 312-437-1512 | Neil Verplank 312-560-5565

Unit 3E - 720 sq ft + 150 sq ft storage - 3-phase + 220 electric