

1,708 - 4,143 SF

Industrial Property For Lease



BROWN
COMMERCIAL GROUP, INC.

4000-4128 N. NASHVILLE AVENUE, CHICAGO, IL 60634



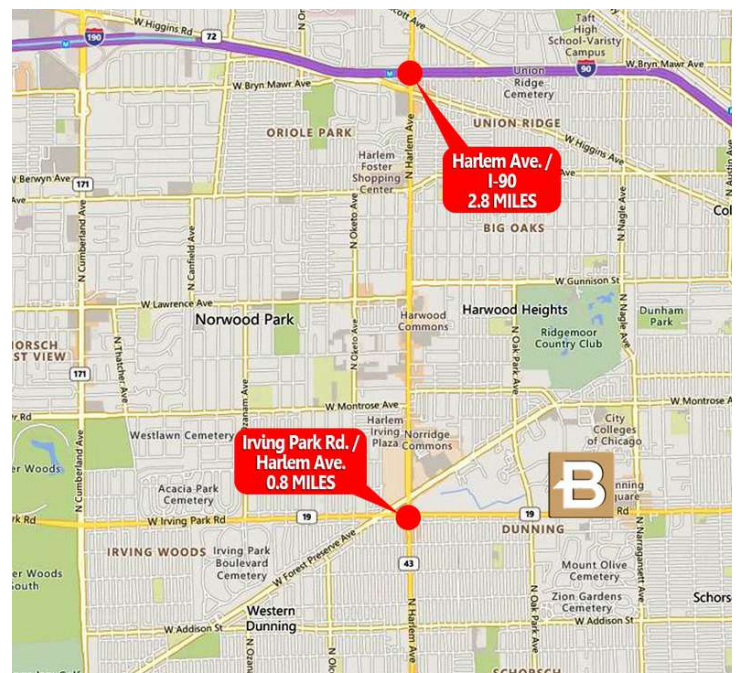
LOCATION DESCRIPTION

Established business park at Nashville Ave. and Irving Park Rd. with easy access to major transportation routes via nearby Harlem Ave. and I-90.

SPACES	LEASE RATE	SPACE SIZE
4006 N Nashville	Subject To Offer	1,708 SF
4038 N Nashville	Subject to Offer	4,143 SF
4106 N Nashville	Subject To Offer	3,870 SF

PROPERTY OVERVIEW

- Ideal park location for users needing units with small offices, some units with docks, and warehouse space
- Horizon Business Park is comprised of four multi-unit buildings totaling over 140,000 sf of flex space
- 5.29 acre site with ample parking
- Bus line access



COLLIN TYRRELL

847.758.9200 x303

CTYRRELL@BROWNCOMMERCIAL.COM

DAN BROWN, SIOR

847.758.9200 x302

DBROWN@BROWNCOMMERCIAL.COM

BROWNCOMMERCIAL.COM

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1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

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847.758.9200

No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice

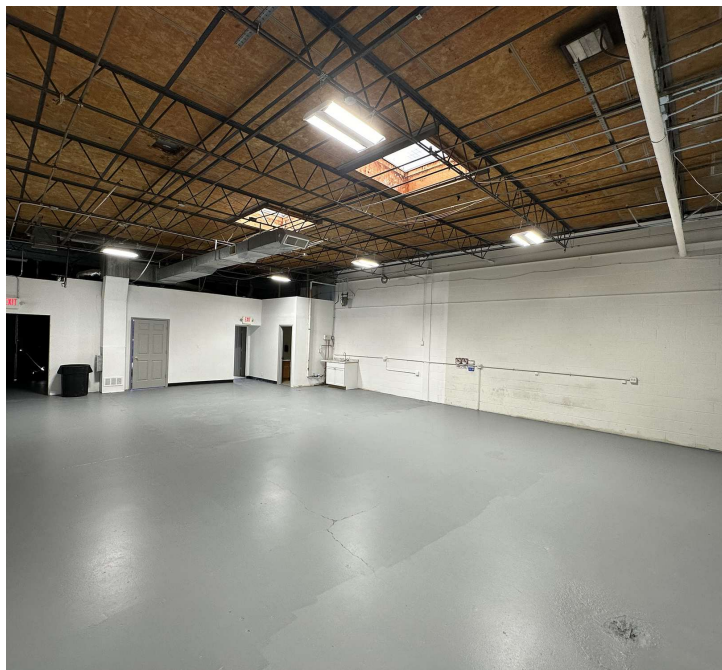
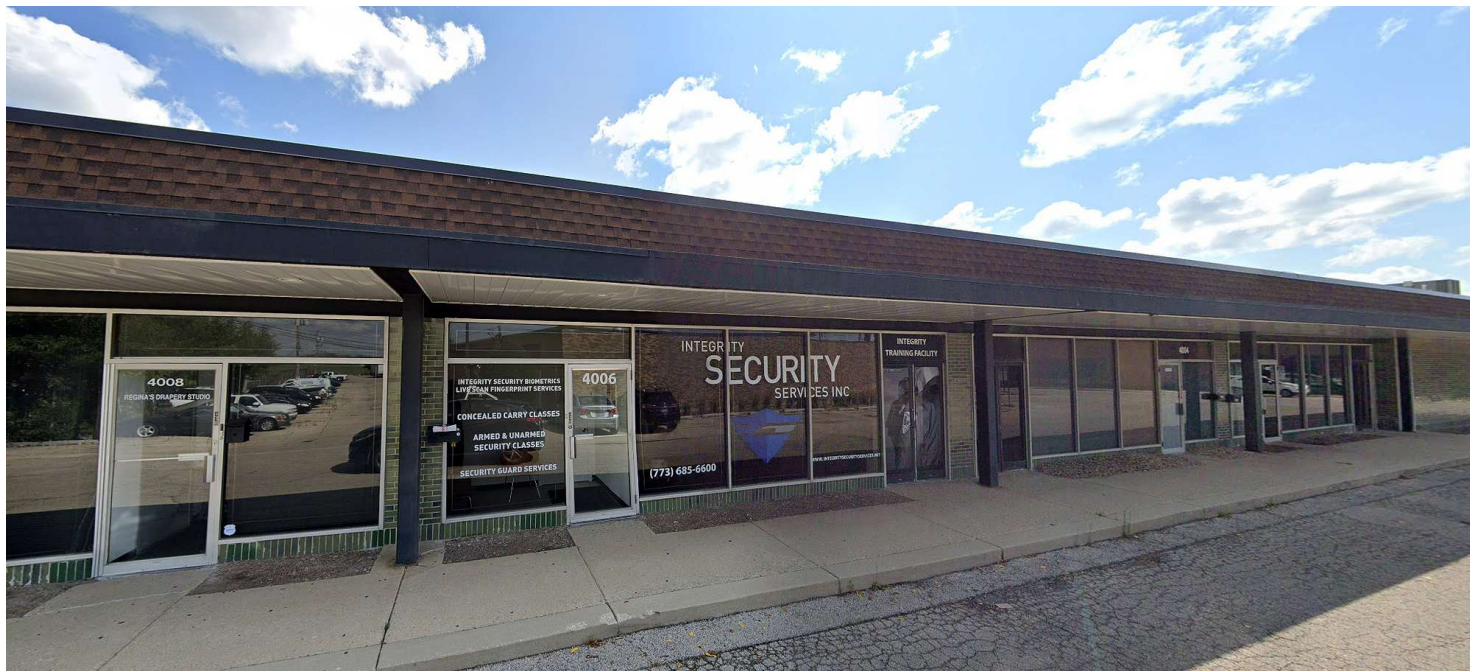
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4006 N. NASHVILLE AVENUE, CHICAGO, IL 60634



4006 NORTH NASHVILLE AVE. (BUILDING 1)

- 1,708 SF
- Approximately 10% SF Office
- 1,530 ± SF Warehouse
- 12' Clear Ceiling
- Double Man Door Loading
- 200 Amps, 3 Phase Power
- 95% Air Conditioning
- Two Restrooms
- Real Estate Taxes: 2024 Payable 2025 Base Year
- Common Area Maintenance: 2025 Base Year
- Lease Rate: Subject To Offer
- Available Immediately

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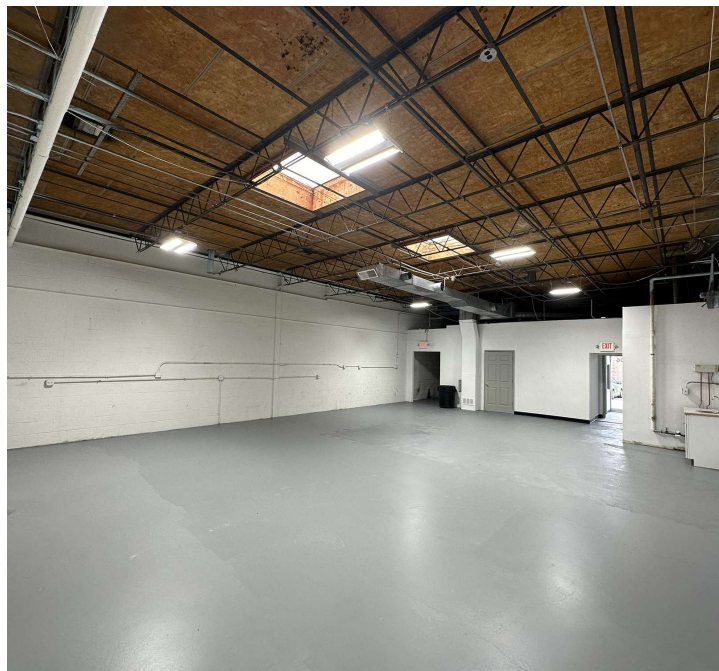
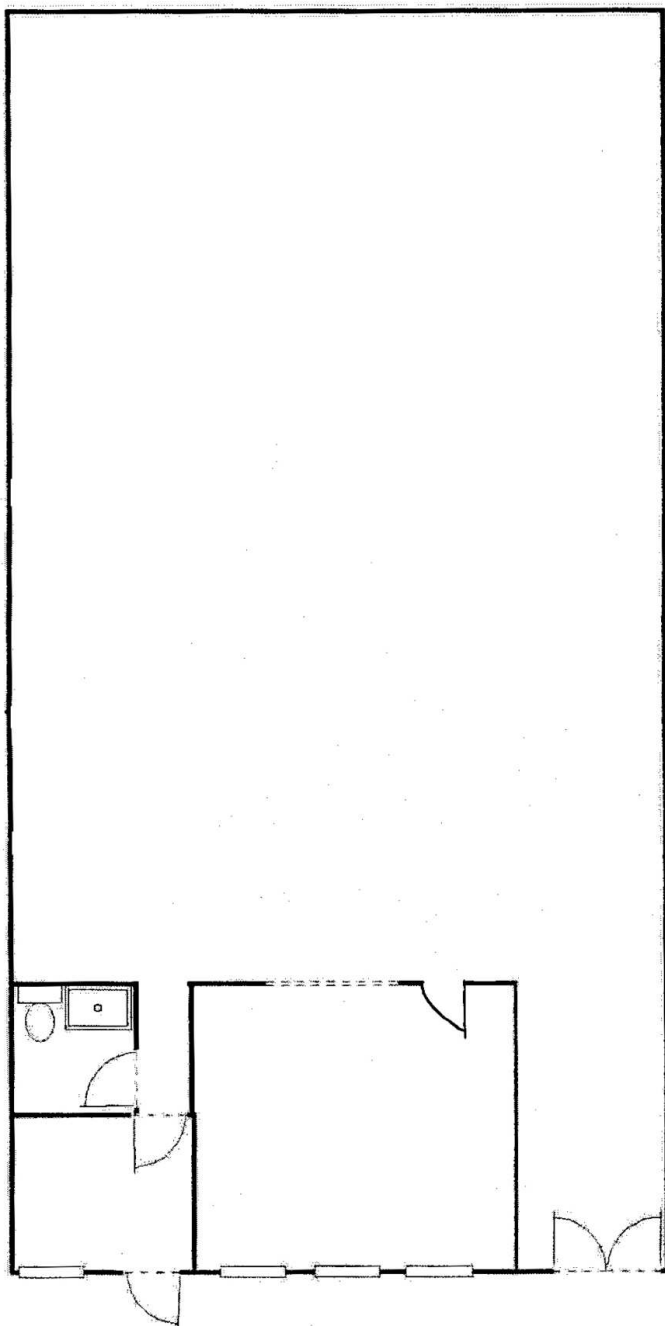
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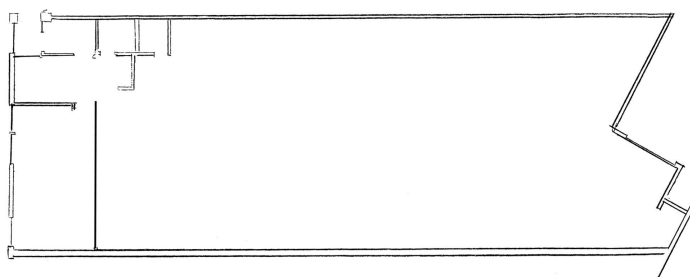
BROWN
COMMERCIAL GROUP, INC.

4038 N. NASHVILLE AVENUE, CHICAGO, IL 60634



4038 N. NASHVILLE AVENUE (BUILDING 2)

- 4,143 SF
- Approximately 500 SF Offices
- 12' Clear Ceiling
- 1 Exterior Dock (10'x10' door)
- 400 Amp, 3 Phase Power
- Two Restrooms
- 100 % Air Conditioned
- Real Estate Taxes: 2024 Payable 2025 Base Year
- Common Area Maintenance: 2025 Base Year
- Lease Rate: Subject To Offer
- Available: May 1, 2026



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Industrial Property For Lease



BROWN
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4106 N. NASHVILLE AVENUE, CHICAGO, IL 60634



4106 NORTH NASHVILLE AVE. (BUILDING 3)

- 3,870 SF
- Approximately 927 SF Offices
- 12' Clear Ceiling
- 1 Truck Level Dock
- 200 Amp, 3 Phase Power
- 100% Air Conditioned
- Kitchenette
- Two Restrooms
- Real Estate Taxes: 2024 Payable 2025 Base Year
- Common Area Maintenance: 2025 Base Year
- Lease Rate: Subject To Offer
- Available: May 1, 2026

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