

For Lease  
15,000 SF Pristine Building for Industrial/Commercial Use

5480 N. Elston Ave.  
Chicago, IL 60630

PRICE REDUCED!



Clean building featuring one interior truck-level dock, approx. 13,000 square feet of warehouse space, and 2,000 square feet of office space. The pristine interior includes a showroom area and kitchenette, making it suitable for any commercial use. The warehouse offers 14-foot clear ceilings. Onsite parking for 10 vehicles plus abundant street parking. Ideally situated along the Elston Corridor with convenient access to major expressways and public transportation.

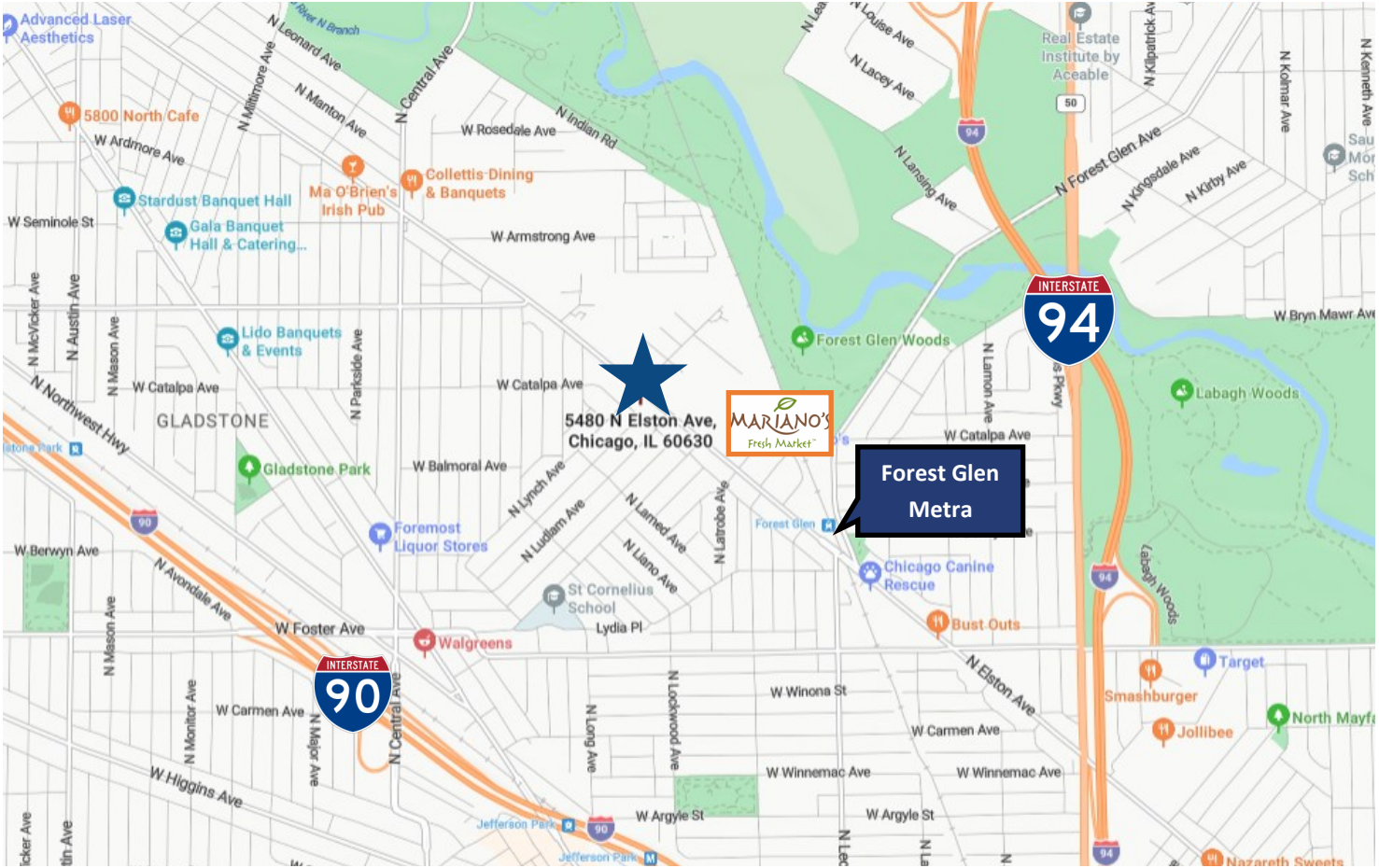
<b>LEASE PRICE:</b>	<del>\$15.00 PSF, NNN</del> \$12.00 PSF, NNN
<b>SIZE:</b>	15,000 SF Total 13,000 SF Warehouse 2,000 SF Office
<b>PASS-THRU:</b>	\$4.31 PSF
<b>DOCKS:</b>	1 Interior Truck-Level
<b>DID:</b>	1 Drive-in Door
<b>CEILING:</b>	14' High
<b>PARKING:</b>	10 Spaces
<b>ZONING:</b>	C1-1

**CONTACT** Dale Strauss  
773 736 3600 Office  
dale@straussrealty.com

**STRAUSS**  
REALTY, LTD.

5480 N. Elston Ave.  
Chicago, IL 60653

# LOCATION



- Only 0.4 miles to Forest Glen Metra MD-N Line station (2-minute drive or 10-minute walk)
- 0.2 miles to Mariano's (1-minute drive or 7-minute walk)
- 5 Minutes to I-90
- 5 Minutes from I-94
- Nearby businesses include distributors, supply shops, wholesale businesses, and manufacturing companies

**CONTACT** Dale Strauss  
773 736 3600 Office  
dale@straussrealty.com

**STRAUSS**  
REALTY, LTD.

5480 N. Elston Ave.  
Chicago, IL 60653

# Interior



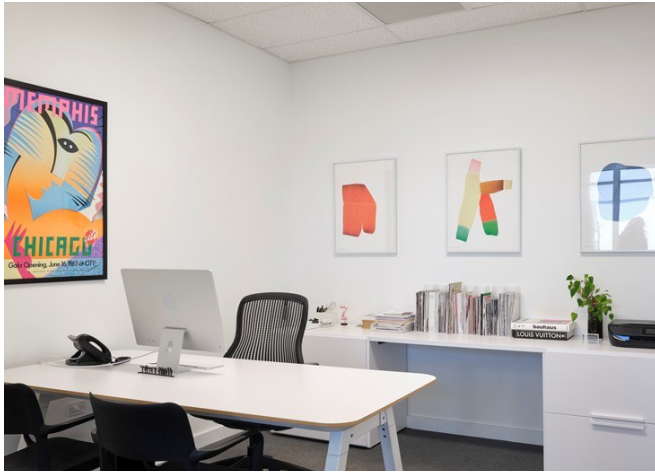
**CONTACT** Dale Strauss  
773 736 3600 Office  
dale@straussrealty.com



This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Strauss Realty, Ltd.

# Interior

5480 N. Elston Ave.  
Chicago, IL 60653



**CONTACT** Dale Strauss  
773 736 3600 Office  
dale@straussrealty.com

**STRAUSS**  
REALTY, LTD.

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Strauss Realty, Ltd.

5480 N. Elston Ave.  
Chicago, IL 60653

Exterior



**CONTACT** Dale Strauss  
773 736 3600 Office  
dale@straussrealty.com



This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Strauss Realty, Ltd.