

# STRAUSS

REALTY, LTD.

5296 N. NORTHWEST HIGHWAY  
CHICAGO, ILLINOIS

## 8,300 SF INDUSTRIAL BUILDING FOR LEASE



## LEASE RATE: \$10/SF MODIFIED GROSS

- 8,300 SF industrial space with the ability to add 1,200 SF second floor office to the total building footprint.
- Space available for occupancy in April 2018.
- Property located four blocks from I-90 & three miles from I-94.
- 7,640 SF of warehouse space with remainder office space.
- All offices have air conditioning and heat throughout warehouse.
- One drive-in-door (13' x 12' door) into 120' x 24' space with 14' clear ceiling height.
- M1-2 zoning.
- Fully sprinklered building.
- Abundant parking in adjacent private lot is available.

**CRAIG WOLF**

OFFICE: 773-736-3600 [CRAIG@STRAUSSREALTY.COM](mailto:CRAIG@STRAUSSREALTY.COM)

STRAUSS REALTY, LTD. 4220 W. MONTROSE AVE. CHICAGO, IL 60641 FAX: 773.736.3601

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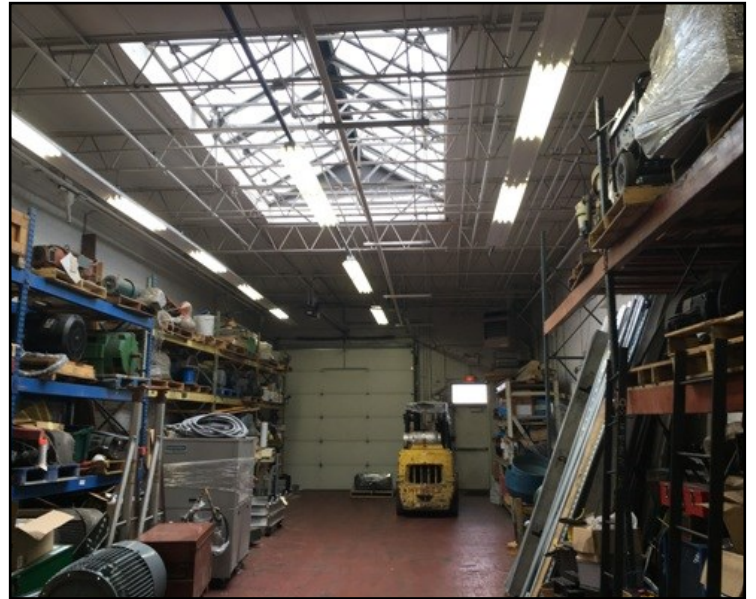
REALTY, LTD.

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CHICAGO, ILLINOIS

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Fully air conditioned office space



14' clear with 13'x12' D.I.D.



2,112 SF in 13' ceiling height



2,640 SF in 11' ceiling height

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1139 W. WEBSTER AVENUE  
CHICAGO, ILLINOIS 60614

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