

# 4015 W. Carroll Avenue

CHICAGO, IL 60624 | GARFIELD PARK

**For Lease**  
INDUSTRIAL / FLEX SPACE



## AVAILABLE SPACE

<b>FULL BUILDING:</b>	<b>Up to 17,571 RSF available</b>	
<b>1ST FLOOR:</b> <i>(Warehouse / Manufacturing)</i>	Suite 101	7,182 RSF
	Suite 102	2,671 RSF
	Combined	9,853 RSF
<b>2ND FLOOR:</b> <i>(Office / Flex)</i>	Suite 201	2,629 RSF
	Suite 202	1,488 RSF
	Suite 203	3,601 RSF
	Suite 204	LEASED
	<b>Total</b>	<b>7,718 RSF</b>

## BUILDING INFORMATION

<b>LEASE RATE:</b>	\$8 PSF
<b>LEASE TYPE:</b>	Modified Gross
<b>ZONING:</b>	M1-2 & PMD
<b>CEILING HEIGHT:</b>	18'
<b>PARKING:</b>	±35 car private lot

## PROPERTY HIGHLIGHTS

- ▶ Full building opportunity (up to 20,708 RSF) with private ±35 car parking lot
- ▶ 18' ceilings in 1st floor warehouse / manufacturing space
- ▶ Two (2) drive in doors (14' and 12') along with a freight elevator
- ▶ Ownership making significant upgrades including new paved parking lot, new bathrooms and common area improvements
- ▶ Affordable space in rapidly improving neighborhood close to downtown
- ▶ Easily accessible to I-290 and Cicero Avenue
- ▶ Convenient location adjacent to CTA Green Line Pulaski 'L' station (446K annual riders)

### ARI TOPPER, CFA

ari@baumrealty.com  
312.275.3113

### TYLER DECHTER

tyler@baumrealty.com  
312.275.3132

### OWEN WIESNER

owen@baumrealty.com  
312.275.3119



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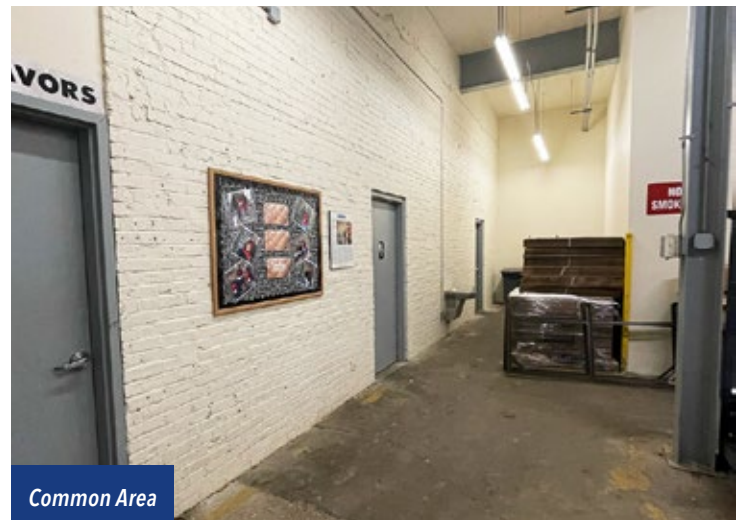
Ground Floor



Freight Elevator



2nd Floor Office / Flex



Common Area

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BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · WWW.BAUMREALTY.COM

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Carroll Avenue Frontage / North Side of Building



Courtyard



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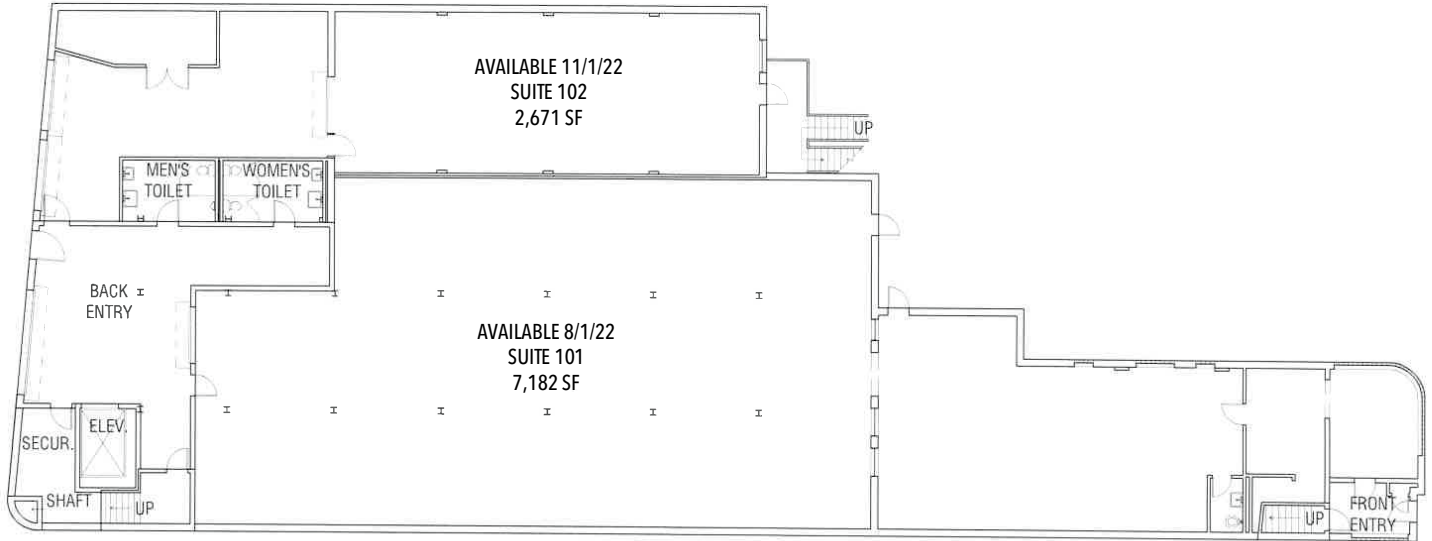
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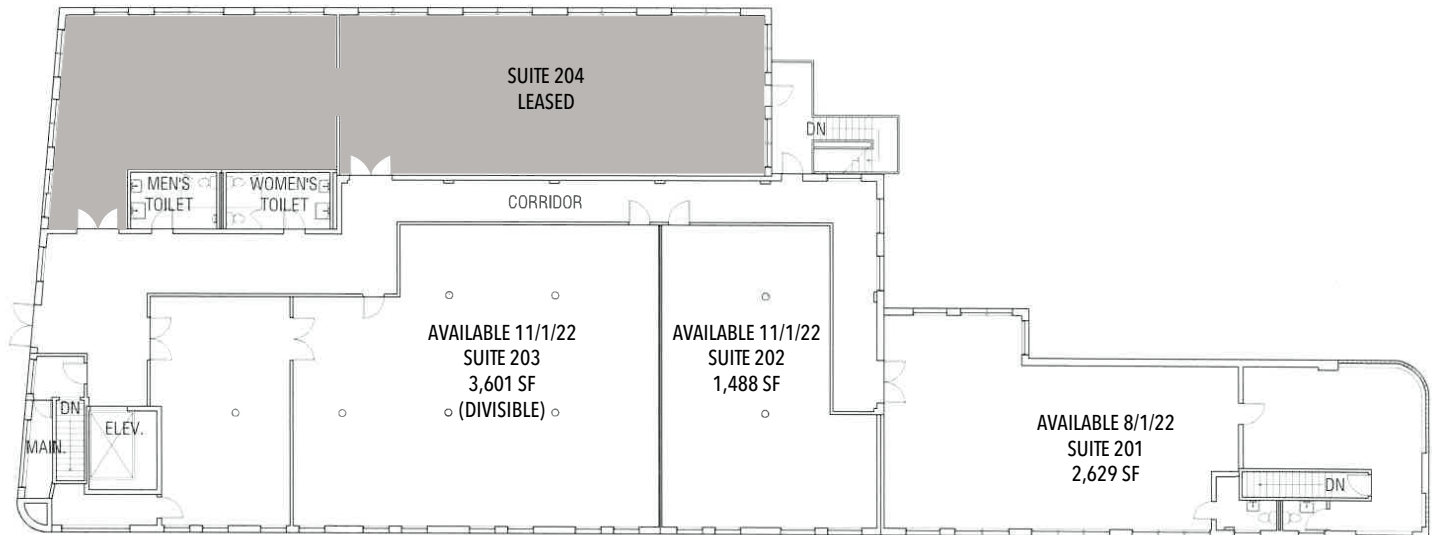
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## FIRST FLOOR SITE PLAN



## SECOND FLOOR SITE PLAN



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