

STONE REAL ESTATE

4050 N. ROCKWELL



10,183

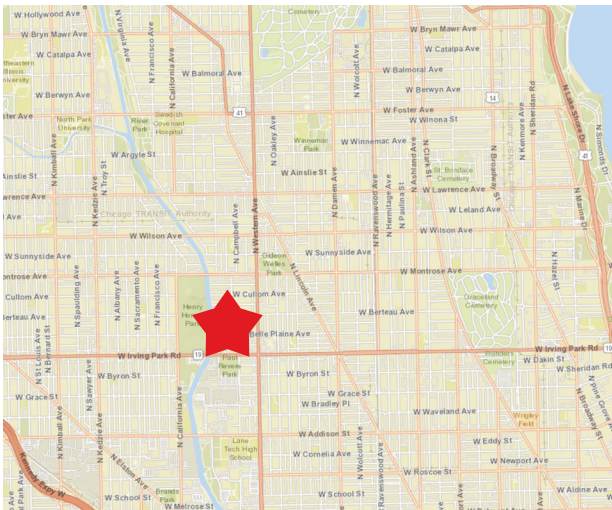
Square feet available



4

Min walk to CTA bus stop

Industrial/Flex Space for Lease



HIGHLIGHTS

- Desirable North Side location off Irving Park between Western & California;
- Boutique, single story, two tenant flex building;
- Quiet street with easy street parking (not metered or zoned);
- Large, clean, open warehouse space with three (3) offices;
- Rollup door with convenient loading on Belle Plaine;
- Central HVAC;
- Close proximity to major thoroughfares including I-90;
- Corner location w/signage opportunities;
- M1-1 zoning.



2.6

Miles to Lake Shore Drive



2.1

Miles to I-90

DEMOGRAPHICS

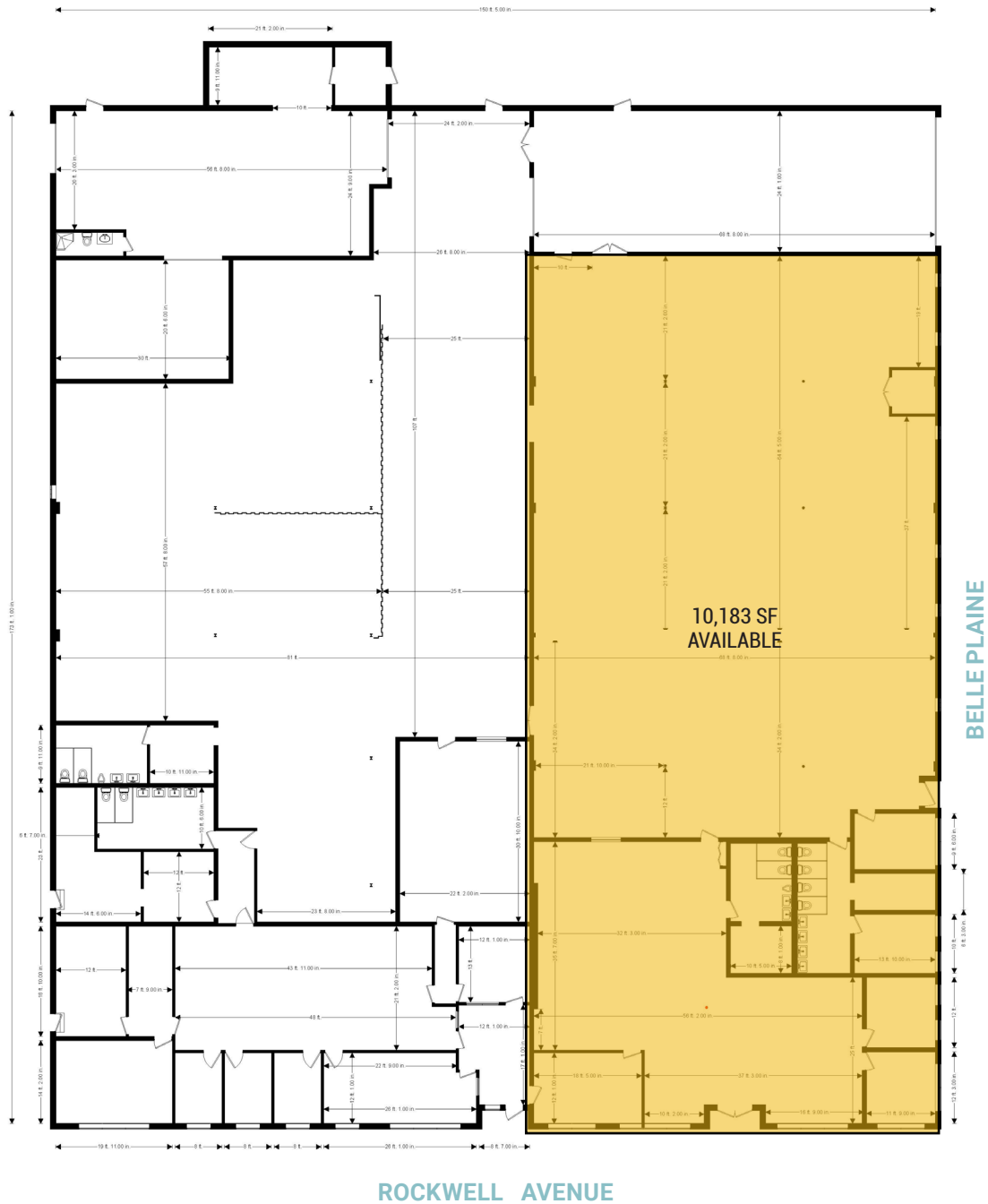
	.5 MILE	1 MILE	2 MILE
POPULATION	9,792	52,857	242,446
AVERAGE HH INCOME	\$204,376	\$173,645	\$156,343

EXCLUSIVE AGENT

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