

## 7,760 SF INDUSTRIAL SPACE AVAILABLE FOR SUBLEASE



LOCATED AT ROCKWELL & BERTEAU, HALF A BLOCK FROM HORNER PARK & THE CHICAGO RIVER. INCLUDES 2 PRIVATE OFFICES, 1 DOCK AND 1 DRIVE-IN DOOR.

**SPACE AVAILABLE:** 7,760 SF  
**LEASE PRICE:** \$13 PER SF  
**LEASE TYPE:** MODIFIED GROSS  
**SUBLEASE TERM:** JULY 21, 2023  
**ZONING:** M-1  
**DOCKS:** 1  
**DRIVE IN DOORS:** 1  
**CEILING HEIGHT:** 14'

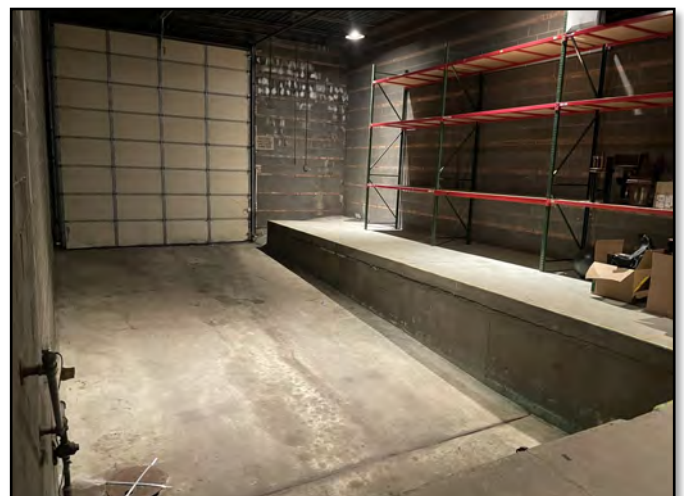
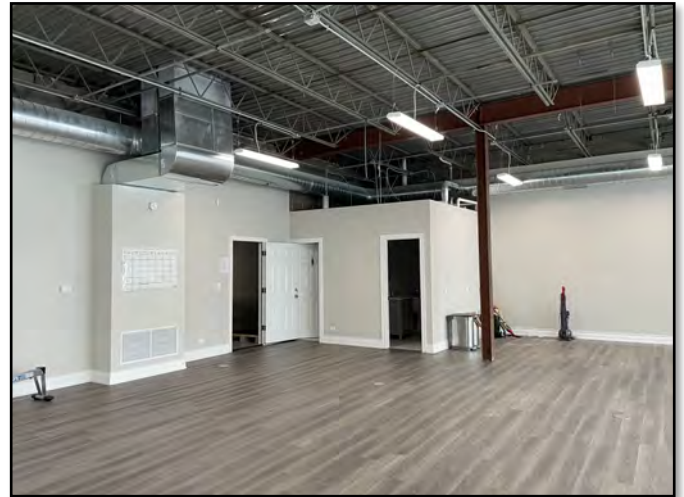


**CRAIG WOLF**  
847-989-9653  
CRAIG@STRAUSSREALTY.COM

**STRAUSS REALTY, LTD.**  
4220 W. MONTROSE AVENUE  
CHICAGO, ILLINOIS 60641  
PHONE: 773-736-3600



## INTERIOR



**CRAIG WOLF**  
847-989-9653  
CRAIG@STRAUSSREALTY.COM

**STRAUSS REALTY, LTD.**  
4220 W. MONTROSE AVENUE  
CHICAGO, ILLINOIS 60641  
PHONE: 773-736-3600

## EXTERIOR



**CRAIG WOLF**

847-989-9653

CRAIG@STRAUSSREALTY.COM

**STRAUSS REALTY, LTD.**  
4220 W. MONTROSE AVENUE  
CHICAGO, ILLINOIS 60641  
PHONE: 773-736-3600

### LOCATION



### NEARBY BUSINESSES INCLUDE:

Stay: A Modern Dog Hotel

Found Chicago Boarding School

Royal Treatment Vet Clinic

Heal Vet Clinic

Chic Fil A

Burning Bush Brewery

Chicago Golf & Social Club

Delmark Records

Crash Champions Auto Repair

Merchandise Distributors

Chicago's Lighthouse Daycare

Dai Yee's Asian Kitchen



**CRAIG WOLF**

847-989-9653

CRAIG@STRAUSSREALTY.COM

**STRAUSS REALTY, LTD.**

4220 W. MONTROSE AVENUE

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600