



HansenRealty
INCORPORATED

LEASE OFFERING

INDUSTRIAL/OFFICE FLEX SPACE FOR LEASE

Kennedy and Edens — Montrose Expressway Interchange — Walking to CTA & Metra

4114 N Knox Ave
Chicago, IL 60641



Presented by Hansen Realty, Incorporated

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SECTION 01

Space & Lease Terms

Address	4114 N Knox Ave
City	Chicago, IL 60641
Neighborhood	Portage Park
Available Space	19,600 SF
Property Type	Multi-Tenant Industrial/Office Flex
Loading Docks (can be converted to Drive In Doors)	2
Ceiling Height	14' – 21'
Column Spacing	21'11" x 25'
Highway Access	Kennedy & Edens Expressways (Montrose Ave interchange)
Transit Access	3 Minutes to Blue Line & Metra

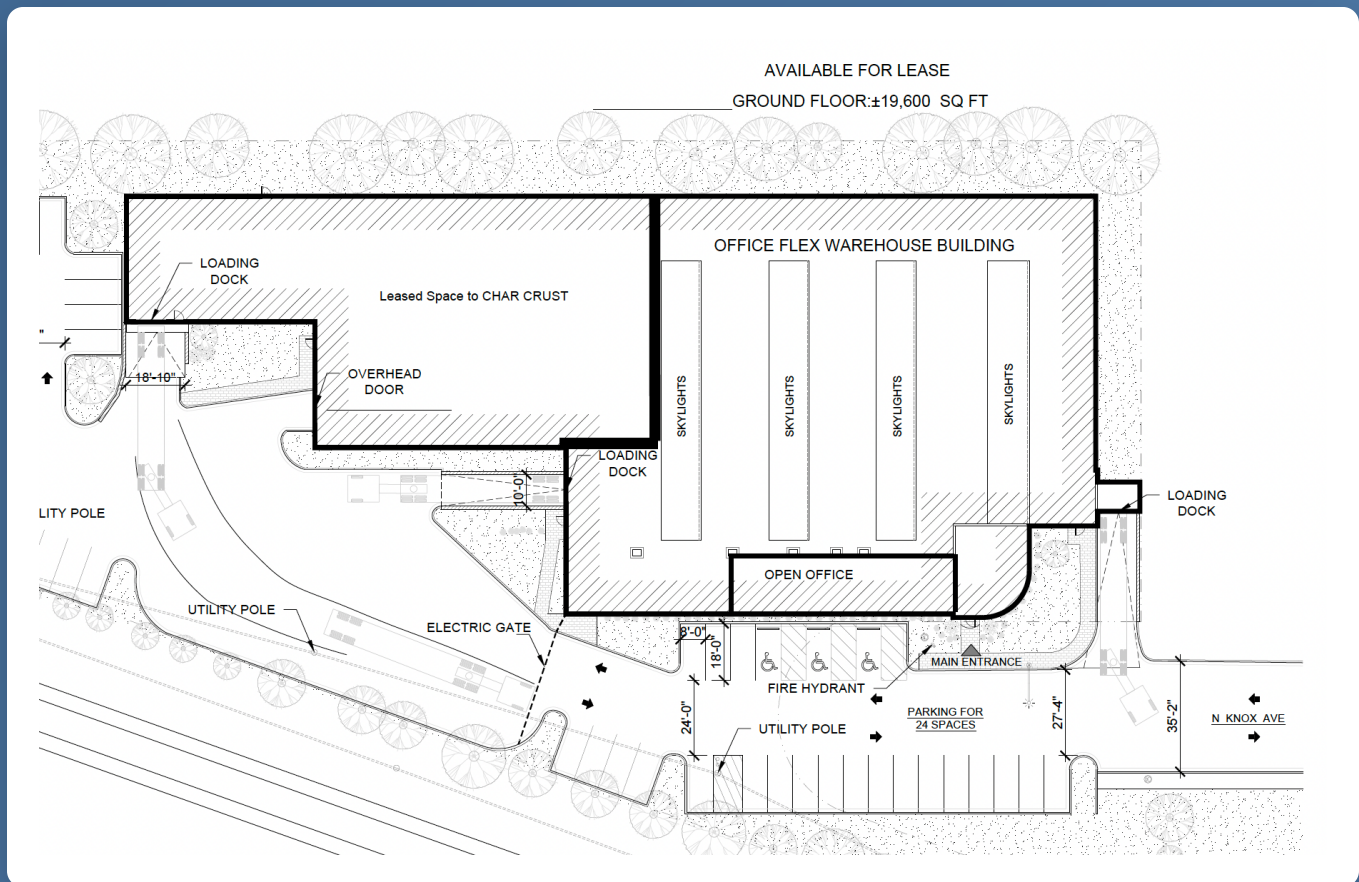
SPACE	SF	ASKING RATE	NNN (EST.)	TOTAL / SF / YR
Available Industrial / Flex Space	19,600	\$10.50	\$6.17	\$16.67
Est. Annual Cost	—	—	—	\$326,732

SPACE FEATURES

- 100% Air conditioned space; sprinkler throughout
- Skylights throughout the warehouse; abundance of natural light
- Private offices, bathrooms, and open warehouse floor plan
- Suited to showroom, office, warehouse, distribution, light manufacturing, or service-based flex users

SECTION 02

Site Plan

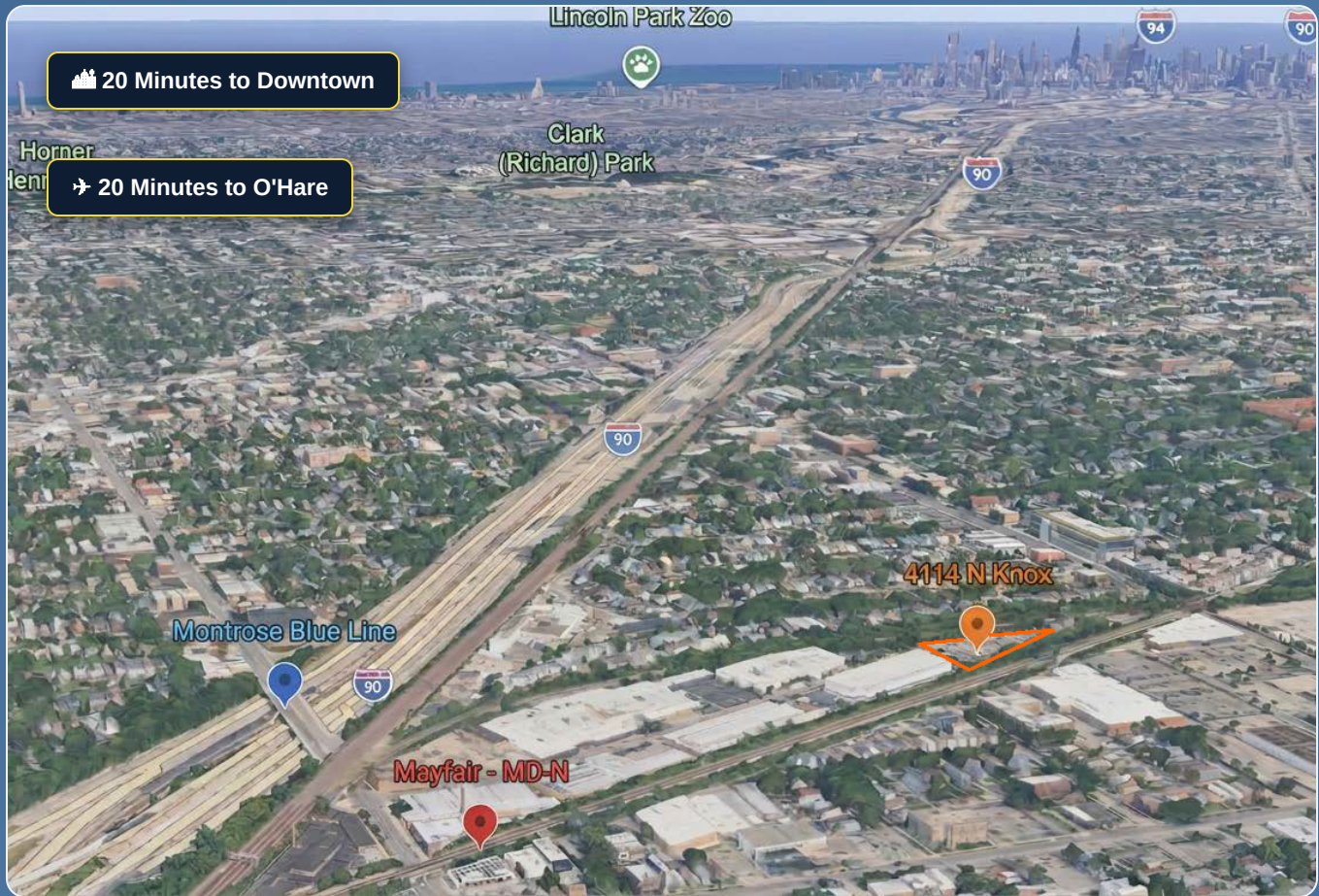


Site plan for illustrative purposes only. Measurements deemed reliable but not guaranteed.

LOCATION MAP

4114 N Knox Ave

Chicago, IL 60641 · Kennedy & Edens Expressway, CTA Blue Line & Metra Access



Map data © Google.

4114 N Knox Ave is positioned between O'Hare and Downtown, adjacent to the Montrose Interchange, providing immediate access to both the Edens and Kennedy Expressways for efficient reach to the North Suburbs. This property is within walking distance to the CTA Montrose stop and Metra Mayfair MD-N line.

DISCLAIMER: This Offering Memorandum has been prepared by Hansen Realty, Incorporated for informational purposes only and does not constitute a representation or warranty as to the accuracy or completeness of the information contained herein. All figures are estimates based on assumptions that may not be realized. Prospective tenants should conduct their own independent investigation and due diligence, including verification of square footage, zoning, lease terms, and all other material facts, and should consult their own legal, tax, and financial advisors before proceeding. This is not an offer to lease or a solicitation of an offer. The space is offered subject to prior lease, change in price, or withdrawal without notice.