



OFFERING MEMORANDUM

6105 W. Howard Street

Niles, Illinois 60714

PROPERTY SUMMARY

OFFERING PRICE	\$1,195,000	BUILDING SIZE	± 6,140 SF
ADDRESS	6105 W. Howard Street	LAND SIZE	± 1.02 AC (44,431 SF)
MUNICIPALITY	Village of Niles, IL	CLEAR HEIGHT	14'
COUNTY	Cook County	DOCK-HIGH DOORS	8
PROPERTY TYPE	Industrial / Warehouse	PARCEL ID (PIN)	10-29-301-003-0000
ZONING	Manufacturing	2025 PROPERTY TAXES	\$43,425.71
YEAR BUILT / RENOVATED	1964 / 1990	OCCUPANCY	Vacant

EXECUTIVE SUMMARY

Block Property Group LLC is pleased to present the exclusive offering of 6105 W. Howard Street, a freestanding industrial/warehouse building situated on approximately 1.02 acres in the Village of Niles, Illinois, zoned Manufacturing. Originally constructed in 1964 and renovated in 1990, the Property totals approximately 6,140 square feet, comprised of a clear-span warehouse of roughly 5,000 square feet and an on-site office trailer.

The building is served by eight (8) dock-high doors along its loading elevation, providing efficient truck and trailer access, with 14' clear ceiling height throughout the warehouse. The balance of the 44,431-square-foot site is improved with an extensive paved yard, offering substantial trailer and truck parking/staging — a rare and valuable feature for logistics, distribution, and trucking users in this infill Cook County submarket.

The Property is delivered vacant, offering a purchaser or owner-user immediate occupancy and full flexibility for continued logistics, warehousing, distribution, or trucking terminal use. The offering represents an opportunity to acquire a functional, dock-equipped industrial asset with significant outdoor storage in one of the Chicago area's most established industrial corridors along Howard Street.

The Property is offered at \$1,195,000, representing a basis of approximately \$194.63 per square foot of building area, or approximately \$26.90 per square foot of land.

INVESTMENT HIGHLIGHTS

- Freestanding industrial building with eight (8) dock-high doors and 14' clear height
- Expansive ± 1.02 acre (44,431 SF) site with heavily paved yard suited for trailer and truck parking/staging
- Zoned Manufacturing, supporting a broad range of industrial and distribution uses
- Located along Howard Street, a well-established industrial corridor spanning the Niles / Skokie / Chicago submarket
- Vacant and available for immediate occupancy — ideal for an owner-user or investor seeking full operational flexibility
- Convenient access to the Edens Expressway (I-94/I-90) and the broader North Cook County industrial submarket

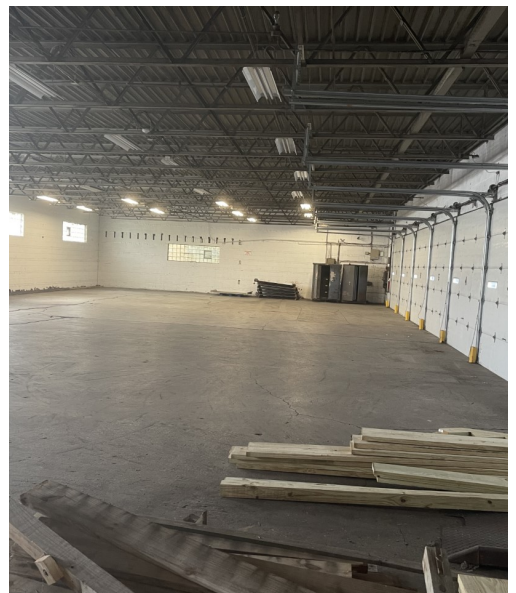
PROPERTY FEATURES

- Eight (8) dock-high doors
 - 14' clear ceiling height
 - Approx. 5,000 SF warehouse
- On-site office trailer
 - Zoned Manufacturing
 - Extensive paved trailer / truck yard

PROPERTY AT A GLANCE

OFFERING PRICE	\$1,195,000
ADDRESS	6105 W. Howard St.
MUNICIPALITY	Niles, IL 60714
COUNTY	Cook County
PROPERTY TYPE	Industrial / Warehouse
ZONING	Manufacturing
YEAR BUILT	± 1964
YEAR RENOVATED	± 1990
BUILDING SIZE	± 6,140 SF
LAND SIZE	± 1.02 AC / 44,431 SF
CLEAR HEIGHT	14'
DOCK-HIGH DOORS	8
PRICE / SF (BLDG.)	≈ \$194.63
PARCEL ID (PIN)	10-29-301-003-0000
2025 TAXES	\$43,425.71
OCCUPANCY	Vacant

PROPERTY PHOTOS



LOCATION & AREA OVERVIEW

TO I-94 / EDENS EXPWY ± 10 min	TO O'HARE INT'L AIRPORT ± 15 min	TO DOWNTOWN CHICAGO ± 16 mi	NILES POPULATION 30,064	MEDIAN HH INCOME \$75,274
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ABOUT NILES, ILLINOIS

The Village of Niles is an established, close-in industrial and residential suburb located in northeastern Cook County, roughly 16 miles northwest of the Loop. Niles has long served as a core North Cook County industrial submarket, anchored by its proximity to O'Hare International Airport, the Edens Expressway (I-94/I-90), and the greater Golf Road / Milwaukee Avenue commercial corridors.

TRANSPORTATION

Howard Street — The Property fronts W. Howard Street, a longstanding east–west industrial corridor connecting Niles to the broader North Cook industrial submarket.

I-94 / Edens Expressway — Provides direct access to the greater Chicagoland expressway network, connecting to I-294 and I-90.

O'Hare International Airport — Located approximately 15 minutes from the Property, supporting air-cargo-adjacent logistics and distribution users.

AREA AMENITIES & SUBMARKET

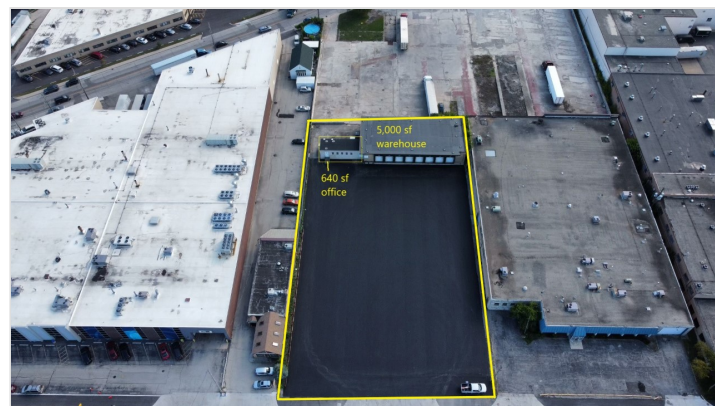
The immediate area along Howard Street is home to an established mix of industrial, warehouse, and trucking/distribution users, reflecting sustained demand for dock-equipped buildings with outdoor storage and trailer parking in this infill location.

On-Site Yard — The paved yard surrounding the building provides significant on-site trailer and truck parking, a feature in high demand and short supply among comparable North Cook County industrial buildings.

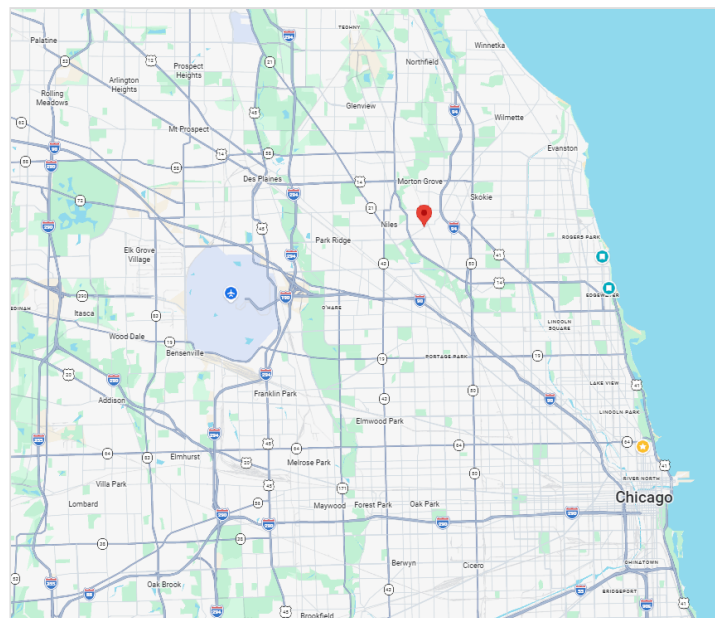
INVESTMENT RATIONALE

Buildings combining dock-high loading, a manufacturing zoning designation, and substantial paved outdoor storage are increasingly scarce within this section of Cook County. The Property's vacant status allows an owner-user to take immediate occupancy, while an investor could pursue lease-up to the area's active base of logistics, trucking, and distribution tenants.

AERIAL / SITE PLAN



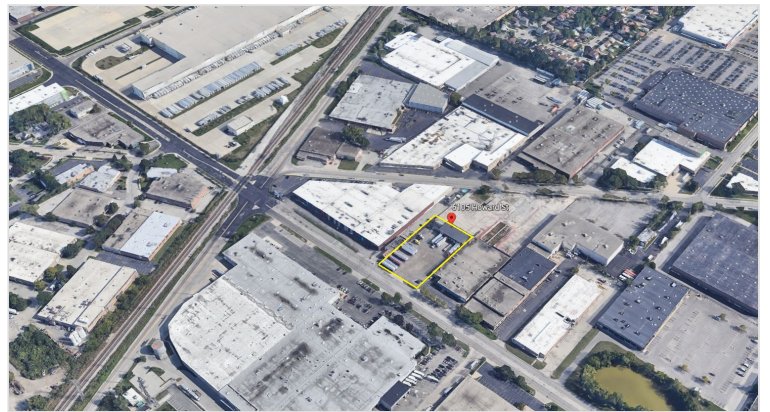
REGIONAL LOCATION



SUBMARKET NOTES

- Zoned Manufacturing, consistent with surrounding industrial uses along Howard Street
- Minutes from the Golf Mill and Old Orchard retail corridors
- Near the Metra Milwaukee District North Line (Morton Grove / Dee Road stations)
- Served by Pace bus routes along Howard Street and Milwaukee Avenue

AERIAL & SITE PLAN



SITE NOTES

- $\pm 6,140$ SF building on ± 1.02 AC (44,431 SF) site
- Eight (8) dock-high doors along the loading elevation
- 14' clear ceiling height throughout the warehouse
- Extensive paved yard for trailer and truck parking/staging
- Zoned Manufacturing
- Frontage and access along W. Howard Street



6105 W. Howard Street

Niles, Illinois 60714

INVESTMENT OFFERING MEMORANDUM

This Offering Memorandum has been prepared by Block Property Group LLC for informational purposes only. All information contained herein has been obtained from sources deemed reliable but is not guaranteed as to accuracy or completeness. Prospective purchasers are advised to conduct their own independent due diligence and to consult with their legal, tax, and financial advisors. Block Property Group LLC makes no representations or warranties, express or implied. The property is offered subject to errors, omissions, prior sale, price change, or withdrawal without notice.

EXCLUSIVELY OFFERED BY

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OFFERING SUMMARY

OFFERING PRICE

\$1,195,000

BUILDING SF

± 6,140

PRICE / SF

\$194.63

PRICE / LAND SF

\$26.90

2025 TAXES

\$43,425.71

OCCUPANCY

Vacant