

Edison Park Warehouse

6501 N Avondale Ave, Chicago, IL 60631



Property Description

Inquire within, this property has numerous possibilities available for lease ranging in size and type. Single private offices available all the way up to +/- 30,000 SF of warehouse space. Flexible ownership willing to get creative on carving out as much or as little space as you need. Flexible lease terms.

Property Highlights

- Leases are quoted in Gross
- Common access to loading dock and drive in doors
- Ceiling heights between 12'-20'
- Off street parking

Location Description

The property is located in the Edison Park neighborhood on the Northwest side of the City of Chicago. The property is located on the North side of Avondale Avenue just West of Harlem Avenue. The location offers excellent access to I-90 providing a quick drive to the inner city and surrounding suburbs. The area also offers access to the CTA blue line, and a Metra station.

Offering Summary

Lease Rate:	\$15.00 - 18.00 SF/yr (Gross)
Available SF:	700 - 30,000 SF
Building Size:	37,700 SF
Loading:	Two drive in doors & one exterior recessed loading dock

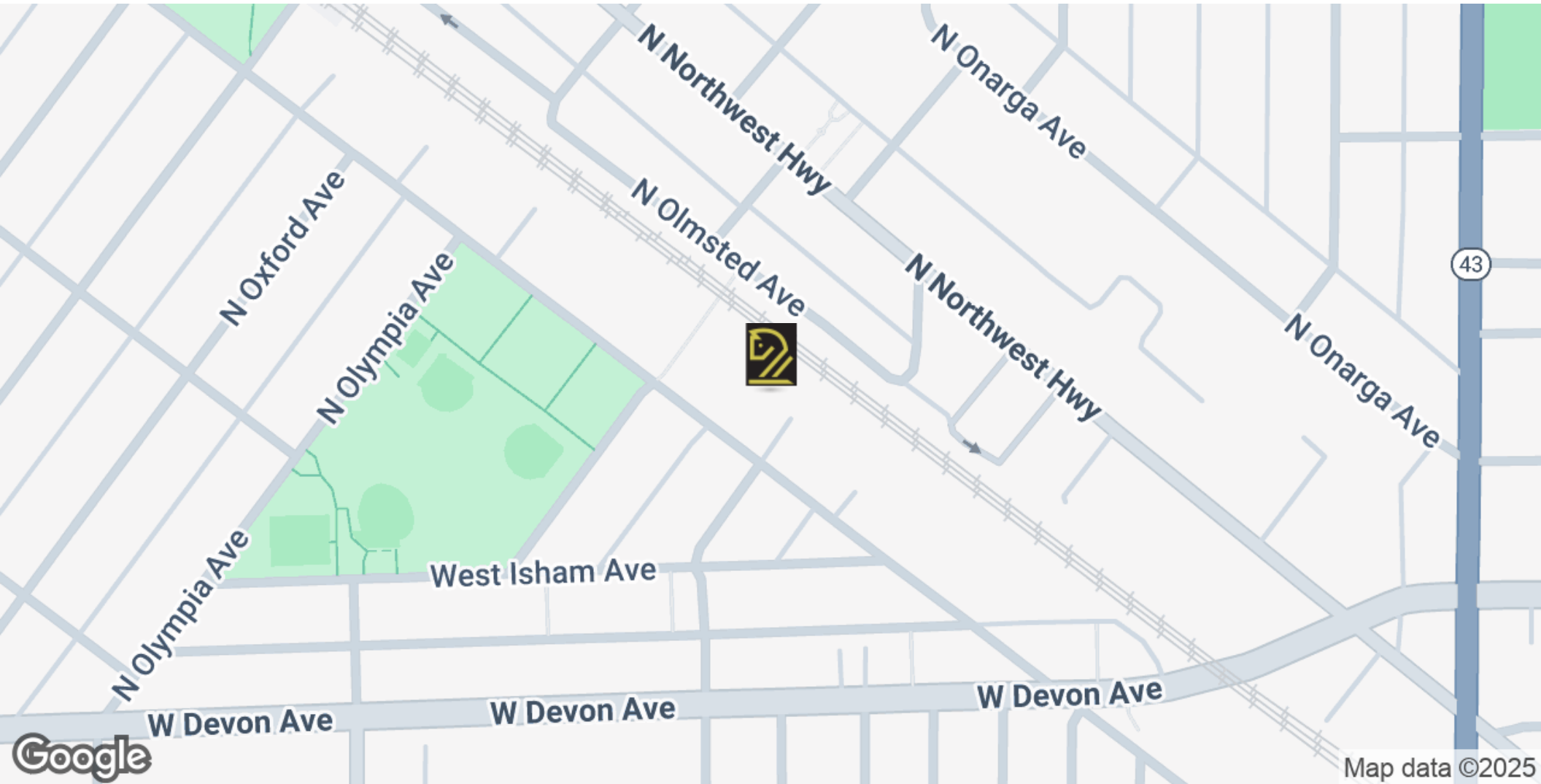
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6625 N AVONDALE | CHICAGO, IL 60631 | 773.792.3000 | TROY-COMPANIES.COM

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Terms are subject to errors, omissions and change without notice.

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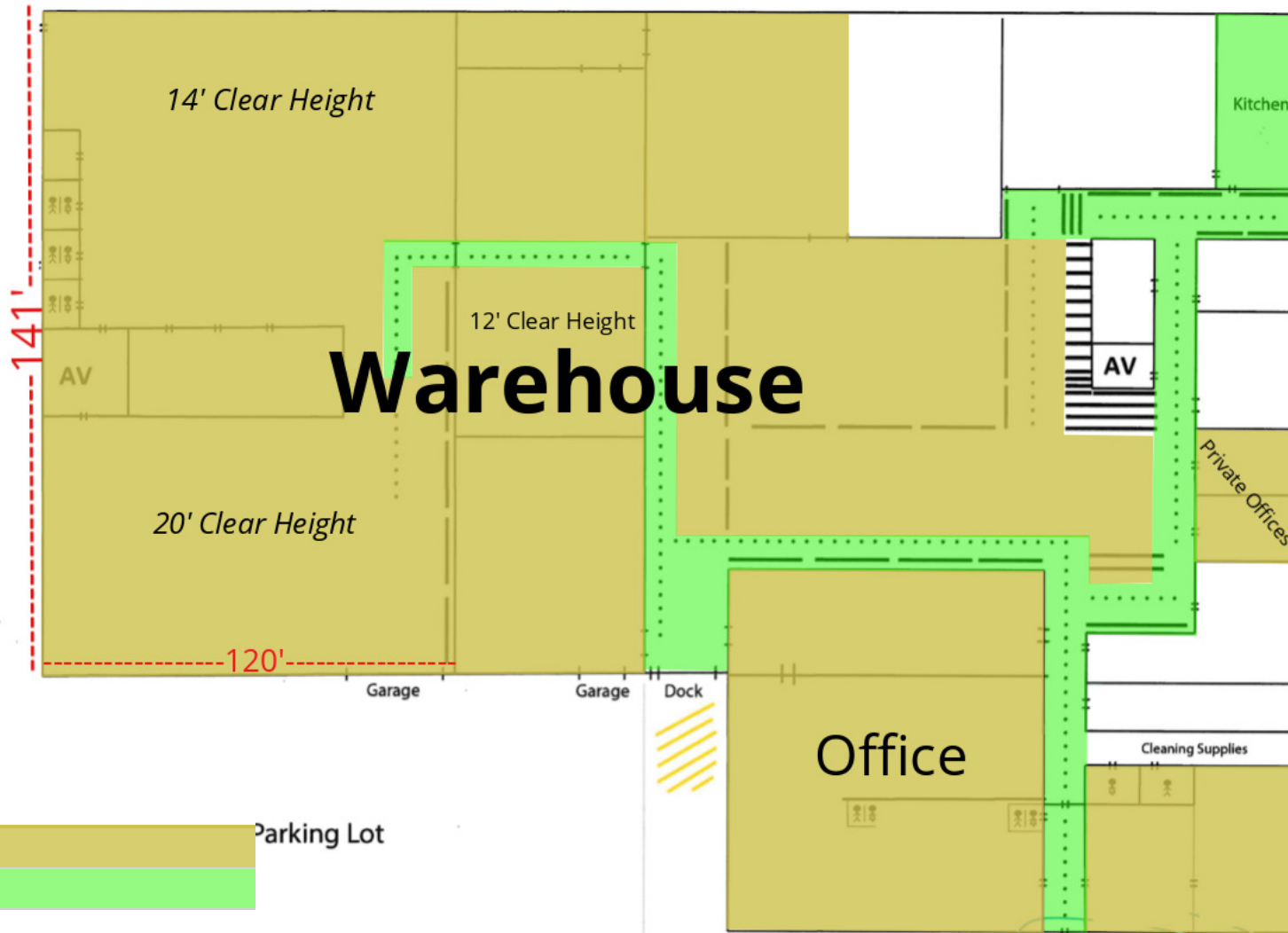
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TROY COMPANIES
REAL ESTATE LTD.
SINCE 1960

(Not to Scale)



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Lease Information

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	700 - 30,000 SF	Lease Rate:	\$15.00 - \$18.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
6501	Available	700 - 30,000 SF	Gross	\$15.00 - \$18.00 SF/yr	Space available in nearly all shapes and sizes. From 170 SF private offices to 30,000 SF of warehouse space. Willing to divide or open spaces to accommodate your needs. Offices are heated and cooled, warehouse space features heat.

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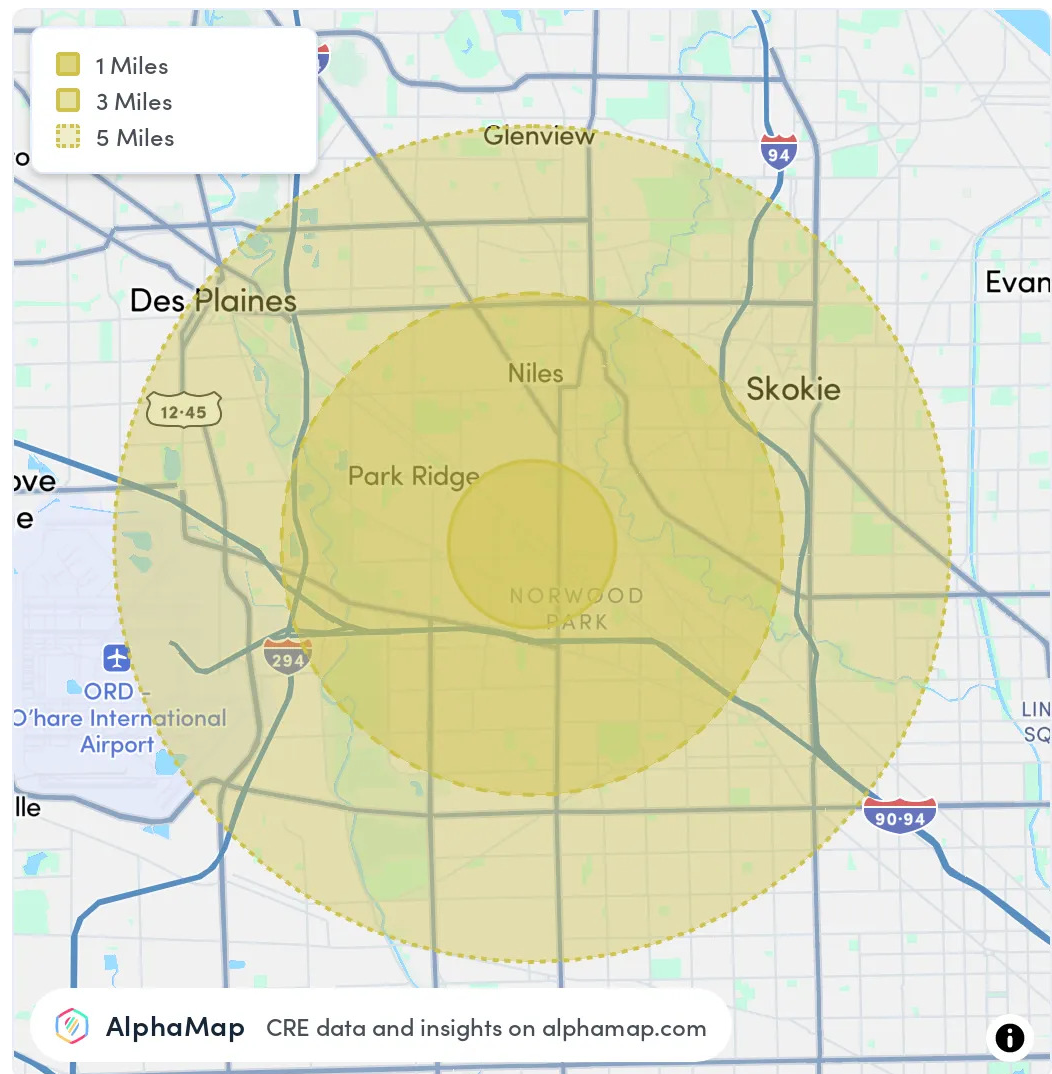


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Population	1 Mile	3 Miles	5 Miles
Total Population	24,864	178,008	498,782
Average Age	44	44	43
Average Age (Male)	43	42	42
Average Age (Female)	46	45	44

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	10,354	70,282	190,346
Persons per HH	2.4	2.5	2.6
Average HH Income	\$155,363	\$137,102	\$123,710
Average House Value	\$535,463	\$474,526	\$440,750
Per Capita Income	\$64,734	\$54,840	\$47,580

Map and demographics data derived from AlphaMap



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