

FOR SALE OR LEASE

# Infill IOS Site | 3.34 Acres

6119 W Howard Street, Niles, IL 60714



**Size**  
35,700 SF



**3.34 Acres**



**16' Clear  
Warehouse**



**Infill Niles  
Location**



## Property Summary

Building Size:	35,700 SF
Office:	2,500 SF
Year Built:	1954; Reno 1987
Loading:	2 Interior Docks 1 Drive-in-door
Ceiling Height:	16' Clear
Zoning:	M1-Limited Industrial
Power:	1,200 Amp @120/240 Volt
Sprinkler:	Wet
Asking Rate:	Subject to Offer
Asking Price:	Subject to Offer
Other Notes:	

- ▶ Rare infill site in North Cook
- ▶ Available Existing Building/Site
- ▶ Eligible for 6B Tax Deduction
- ▶ Located in TIF District
- ▶ Planned Renovations

**Marat Safir**  
*Principal, Founder*  
312.437.0237  
marat@tmg-rea.com

**Steven Lerner**  
*Senior Vice President*  
312.725.9992  
steven@tmg-rea.com

This information has been obtained from sources deemed reliable and is confidential. TMG Real Estate Advisors makes no guaranty, warranty or representation to its accuracy. You and your advisors should conduct an independent investigation of the property to determine the accuracy of the information.

FOR SALE OR LEASE

# Infill IOS Site | 3.34 Acres

6119 W Howard Street, Niles, IL

EXISTING SITE PLAN



Ideal Uses:

- ▶ Truck Parking
- ▶ Maintenance/Service Facility
- ▶ Material Storage
- ▶ Fleet/Van Storage

**Marat Safir**  
Principal, Founder  
312.437.0237  
marat@tmg-rea.com

**Steven Lerner**  
Senior Vice President  
312.725.9992  
steven@tmg-rea.com

This information has been obtained from sources deemed reliable and is confidential. TMG Real Estate Advisors makes no guaranty, warranty or representation to its accuracy. You and your advisors should conduct an independent investigation of the property to determine the accuracy of the information.

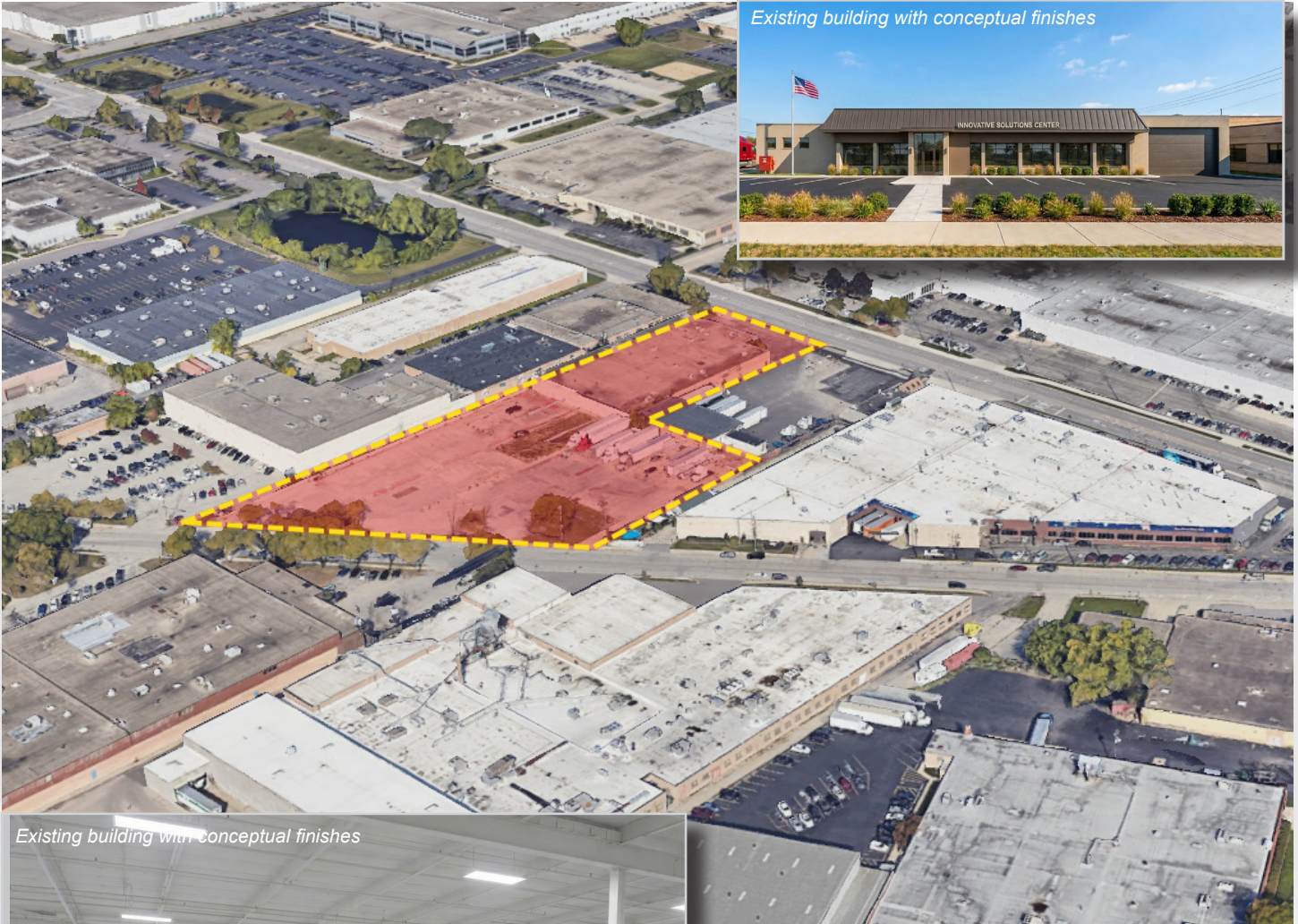
FOR SALE OR LEASE

# Infill IOS Site | 3.34 Acres

6119 W Howard Street, Niles, IL



## AERIAL IMAGES



**Marat Safir**  
*Principal, Founder*  
312.437.0237  
marat@tmg-rea.com

**Steven Lerner**  
*Senior Vice President*  
312.725.9992  
steven@tmg-rea.com

This information has been obtained from sources deemed reliable and is confidential. TMG Real Estate Advisors makes no guaranty, warranty or representation to its accuracy. You and your advisors should conduct an independent investigation of the property to determine the accuracy of the information.

FOR SALE OR LEASE

# Infill IOS Site | 3.34 Acres

6119 W Howard Street, Niles, IL

## LABOR & DEMOGRAPHICS



**WAREHOUSE WORKERS**

**\$20.97/hour**



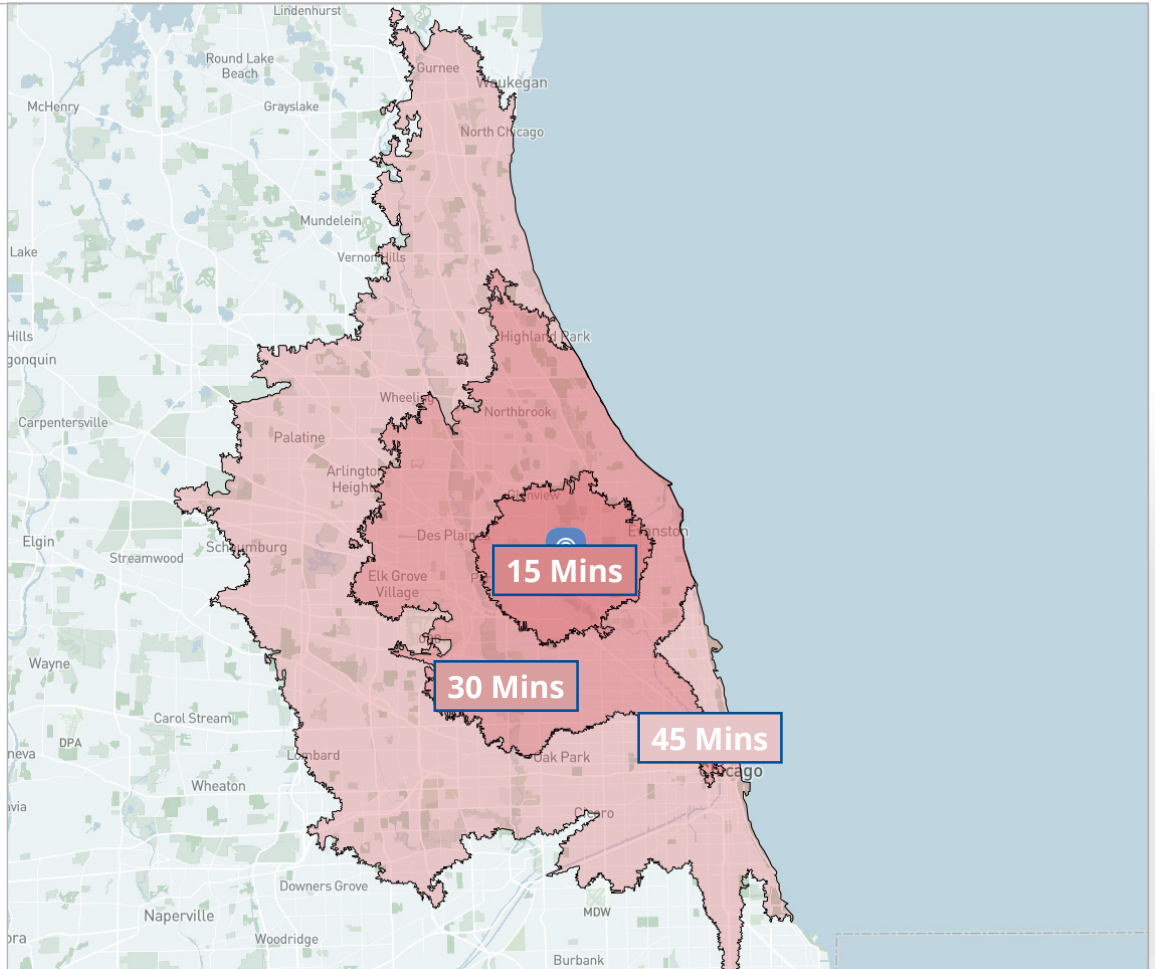
**FORKLIFT DRIVERS**

**\$23.87/hour**



**MACHINE OPERATOR**

**\$22.34/hour**



Labor Force



Total Unemployment



Average Home Price



Bachelors Degree or Higher

	Labor Force	Total Unemployment	Average Home Price	Bachelors Degree or Higher
15 MINUTES	187,825	6,718	\$491,331	49.61%
30 MINUTES	975,118	46,988	\$498,795	47.96%
45 MINUTES	2,162,147	113,574	\$428,638	47.60%

**Marat Safir**  
*Principal, Founder*  
 312.437.0237  
 marat@tmg-rea.com

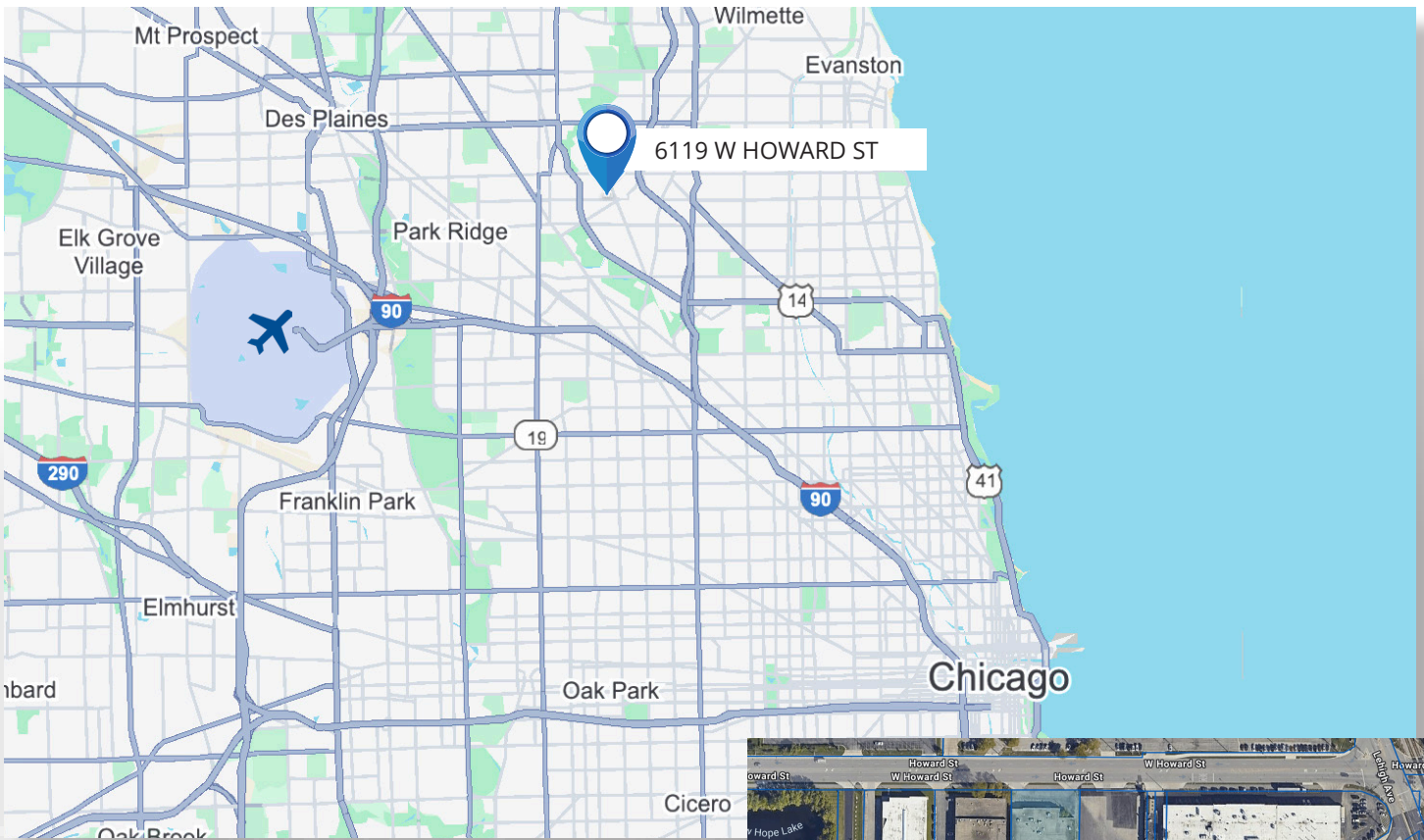
**Steven Lerner**  
*Senior Vice President*  
 312.725.9992  
 steven@tmg-rea.com

This information has been obtained from sources deemed reliable and is confidential. TMG Real Estate Advisors makes no guaranty, warranty or representation to its accuracy. You and your advisors should conduct an independent investigation of the property to determine the accuracy of the information.

FOR SALE OR LEASE

# Infill IOS Site | 3.34 Acres

6119 W Howard Street, Niles, IL



## Logistics:

- ▶ 2.6 Miles to I-94 | 7 Minutes
- ▶ 7.6 Miles to O'Hare | 15 Minutes
- ▶ 23 Miles to Midway | 29 Minutes
- ▶ 39.4 Miles to WI Border | 41 Minutes

**Marat Safir**  
*Principal, Founder*  
312.437.0237  
marat@tmg-rea.com

**Steven Lerner**  
*Senior Vice President*  
312.725.9992  
steven@tmg-rea.com

This information has been obtained from sources deemed reliable and is confidential. TMG Real Estate Advisors makes no guaranty, warranty or representation to its accuracy. You and your advisors should conduct an independent investigation of the property to determine the accuracy of the information.