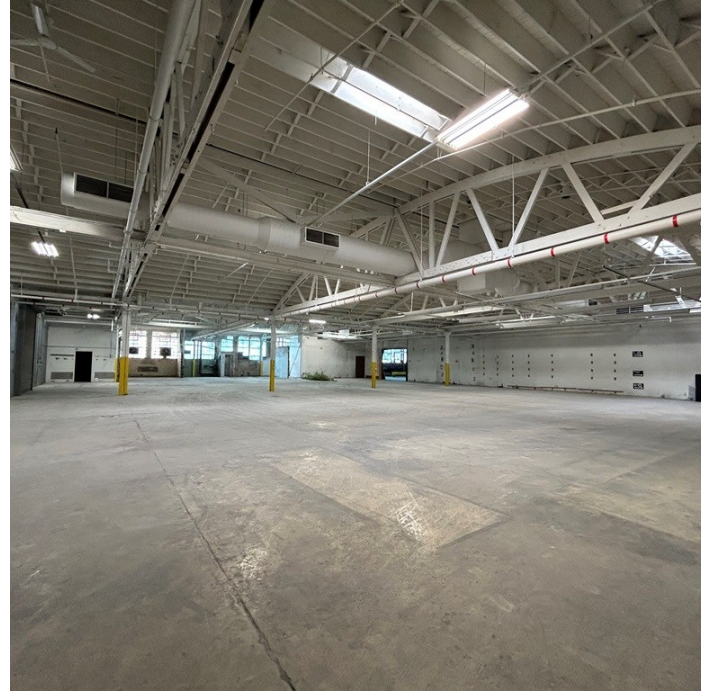
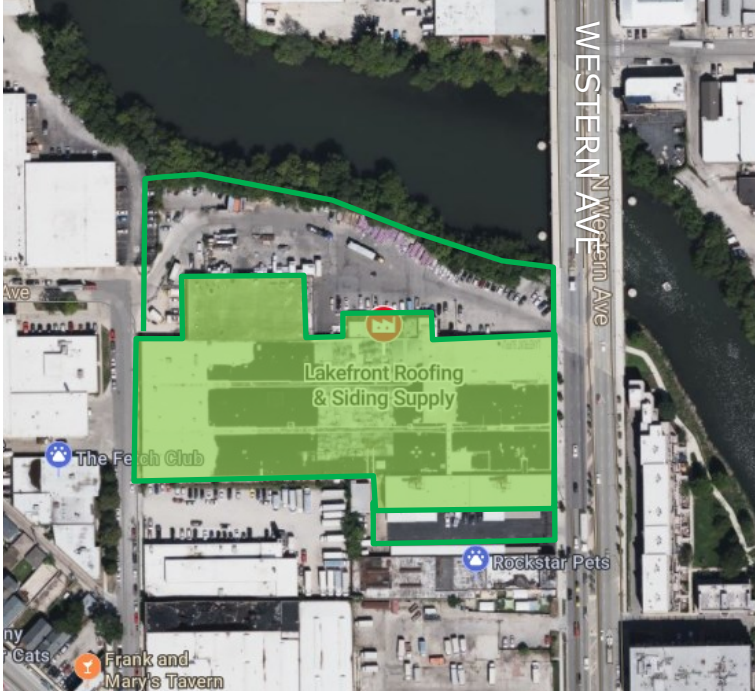


CHICAGO NORTH SIDE RIVERFRONT INDUSTRIAL PROPERTY WITH HEAVY PARKING & OUTSIDE STORAGE (ALL USES CONSIDERED) ±1,455 SF—±49,634 AVAILABLE IMMEDIATELY



SHORT TERM DEALS CONSIDERED!

Full Building Size:	±143,148 SF Available for Full Building User. ±1,455-±49,634 SF Available Immediately.
Lease Price:	\$12-\$14 PSF, Net
Taxes & CAM:	2023 Taxes: \$2.33 PSF Estimated Insurance/CAM: \$0.77 PSF
Total Office SF:	±8,200 SF
Ceiling Height:	12'9" Clear (22'10" to Deck)
Zoning:	M2-3
Total Parking:	132 Spaces
# of Docks:	8 Exterior / 1 Interior
# of Drive-in Doors:	4 Drive-In Doors
Available Units:	Unit A: 27,337 SF (Divisible) LEASED! Unit B: 23,524 SF Unit C: 18,966 SF <i>See smaller divisions on following page.</i>

HIGHLIGHTS:

- LOCATED IN DENSELY POPULATED NORTH SIDE
- RARE RIVERFRONT PROPERTY
- HEAVY PARKING (132 SPACES)
- OUTDOOR STORAGE
- FLEXIBLE USES
- LOCATED IN ENTERPRISE ZONE 4
- CONCRETE FLOOR LOAD
- CLEAR-SPAN
- TRUSS ROOF
- POTENTIAL TO EXPAND LOADING DOCK/DRIVE-IN DOORS
- WET SPRINKLER SYSTEM



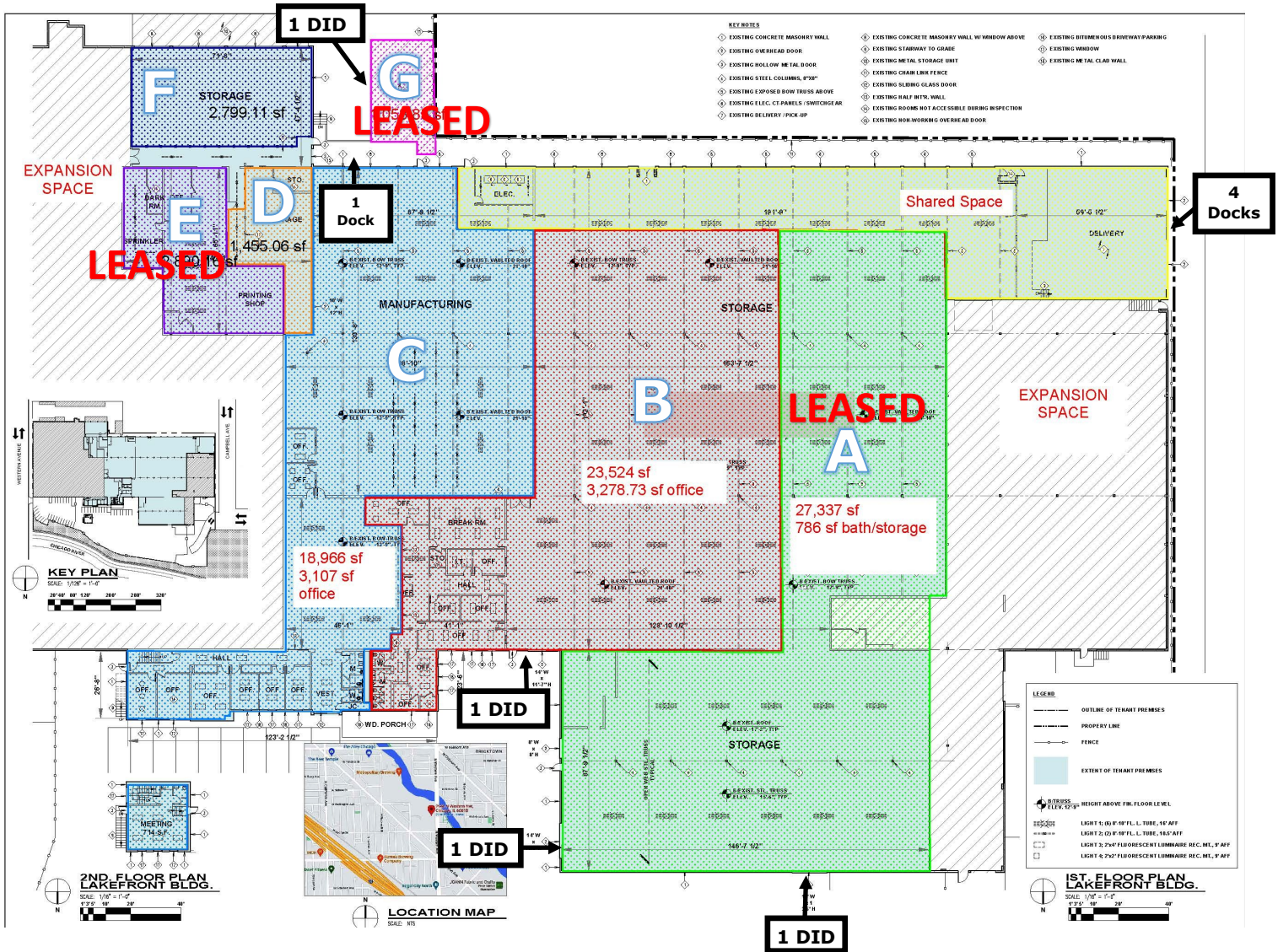
ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

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

Floor Plan/Possible Divisions



UNIT A: 27,337 SF (Divisible) LEASED!

~~786 SF Bathroom/Storage (Office to Suit)~~
~~Access to Common Area Loading Docks~~

UNIT B: 23,524 SF Overall

3,279 SF Office

Access to Common Area Loading Docks

UNIT C: 18,966 SF Overall

3,107 SF Office Space to Include 2nd Story

Access to Common Area Loading Docks

UNIT D: 1,455 SF Storage

Loading Dock Access from North Lot

UNIT E: ~~2,890 SF Existing Screen-Printing Company~~

~~Loading Dock Access from North Lot LEASED!~~

UNIT F: 2,799 SF

Loading Dock Access from North Lot

UNIT G: ~~1,059 SF (Drive-in Doors) LEASED!~~



ADAM SCHNEIDERMAN, SIOR
847-826-4467
ADAM@STRAUSSREALTY.COM

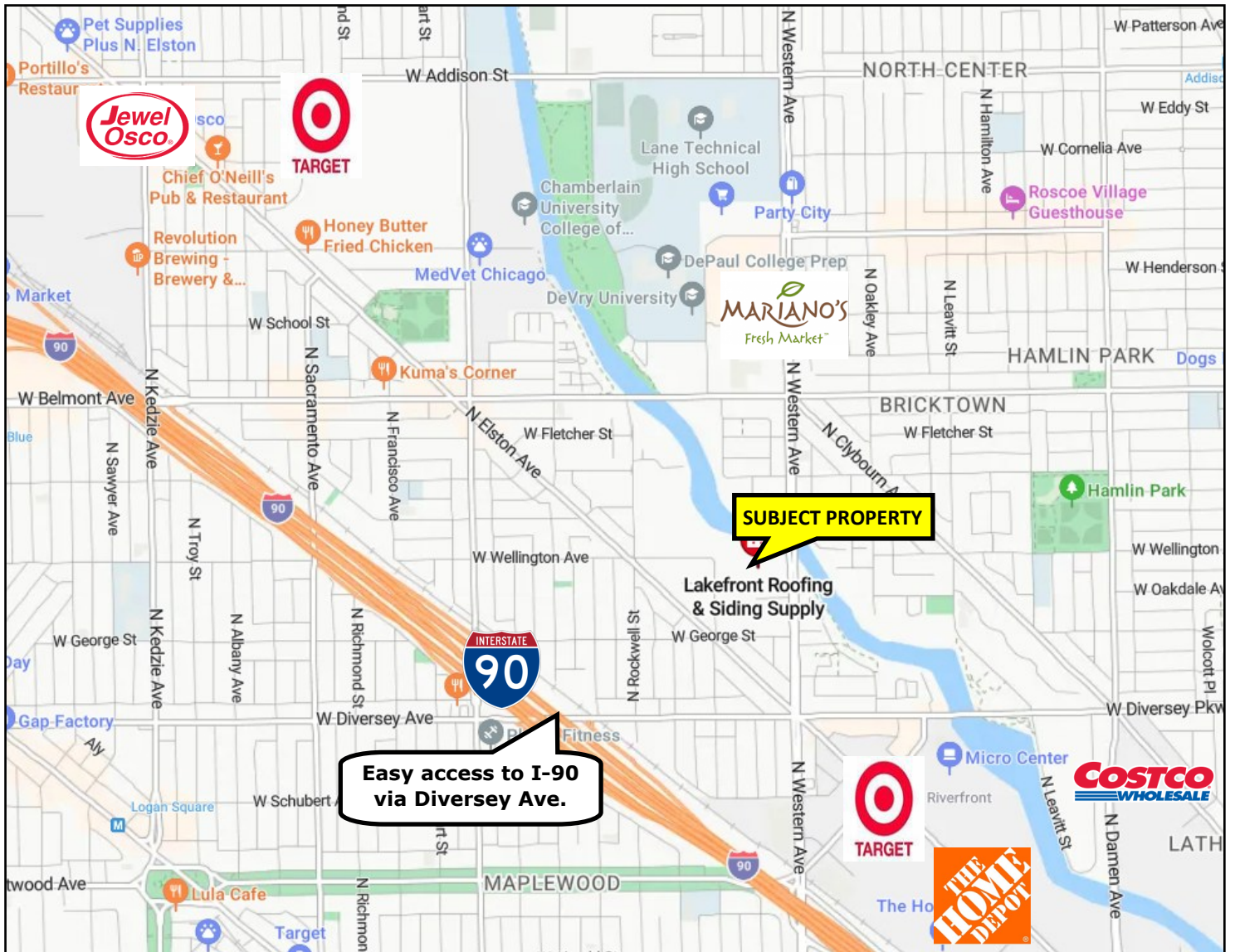
STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

STRAUSS

REALTY, LTD.

2950 N. WESTERN AVE.
CHICAGO, IL 60618

MAP



DEMOGRAPHICS

	1 mile	2 miles	3 miles
Population	45,659	241,013	584,484
Households	18,915	98,772	253,346
Avg. Household Size	2.3	2.3	2.2
Avg. Household Income	\$147,835	\$140,082	\$121,800



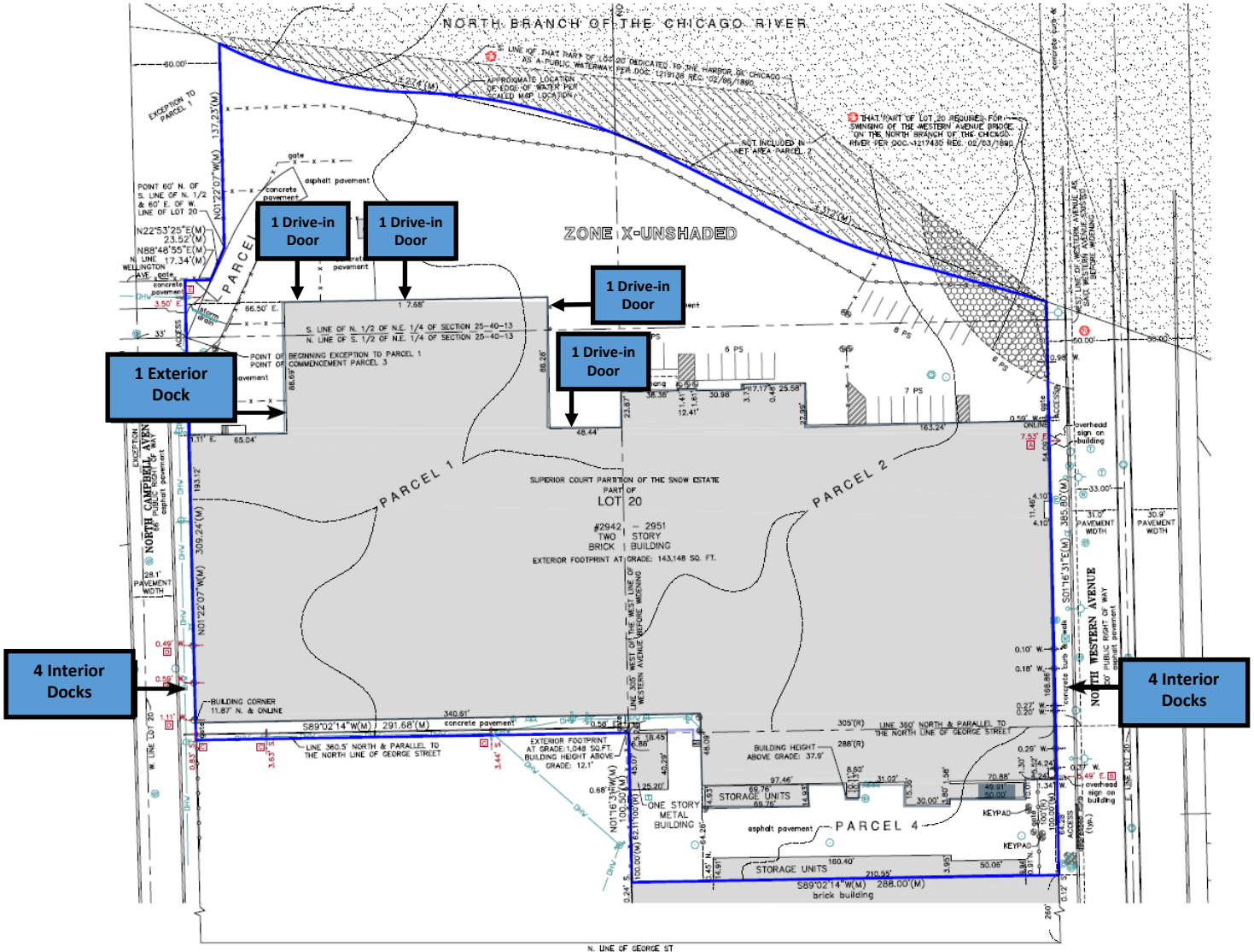
ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

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

SURVEY



ADAM SCHNEIDERMAN, SIOR
847-826-4467
ADAM@STRAUSSREALTY.COM

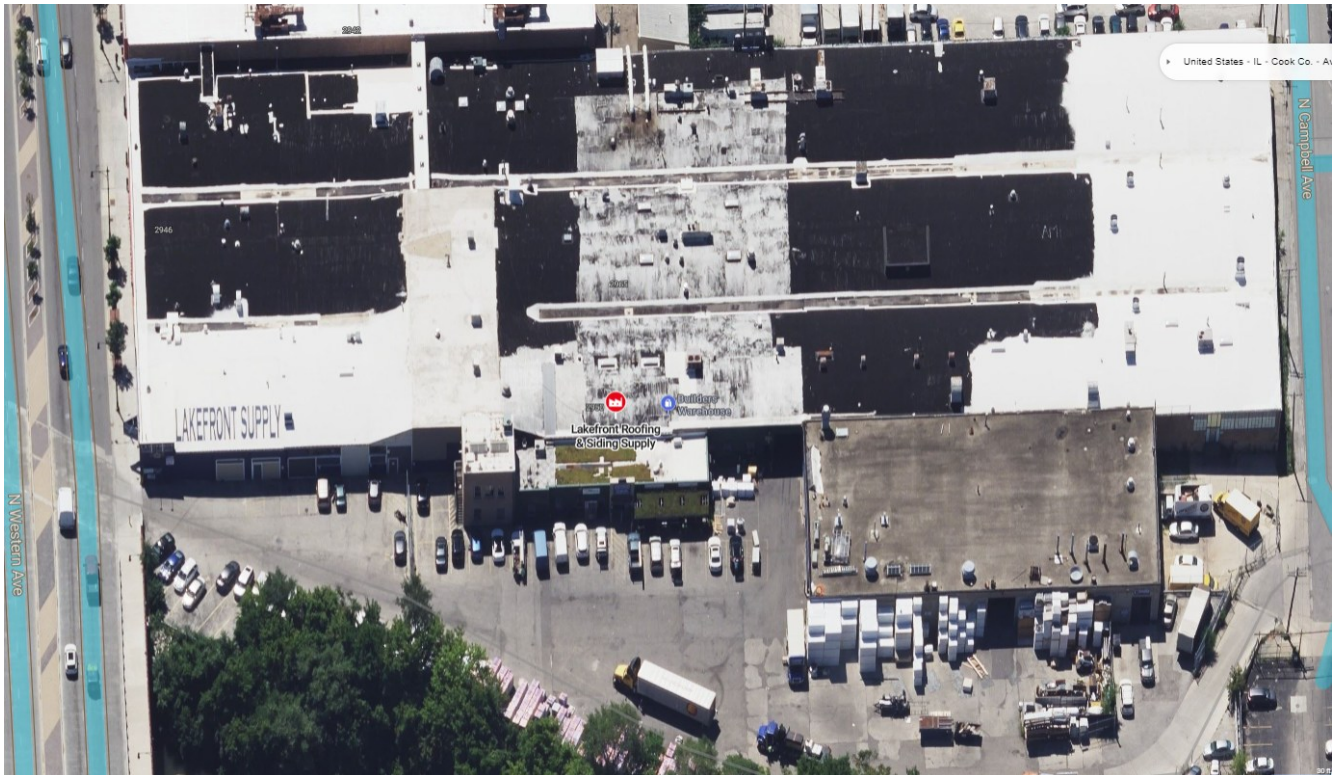
STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

STRAUSS

REALTY, LTD.

2950 N. WESTERN AVE.
CHICAGO, IL 60618

Building Aerials



ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

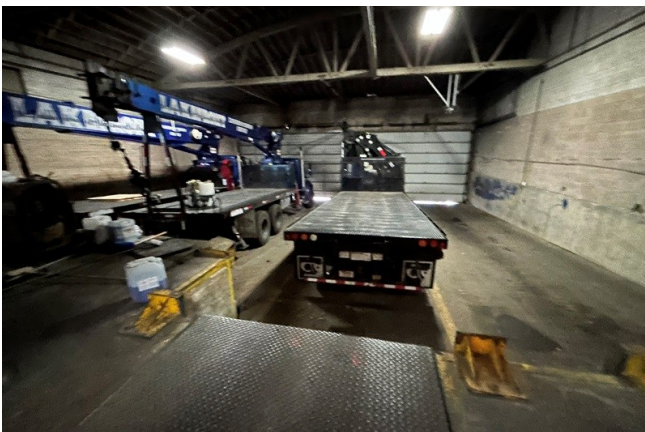
STRAUSS REALTY, LTD.

4220 W. MONTROSE AVENUE

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

Property Photos



ADAM SCHNEIDERMAN, SIOR
847-826-4467
ADAM@STRAUSSREALTY.COM

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

Interior Photos



ADAM SCHNEIDERMAN, SIOR
847-826-4467
ADAM@STRAUSSREALTY.COM

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