

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.A white rectangular sign with a blue header that says "Available" and the Colliers logo. Below the header, the phone number "847-444-5727" is printed in large black font. At the bottom, the names "Scott Reinish" and "Brad Belden" are listed with their respective email addresses: "scott.reinish@colliers.com" and "brad.belden@colliers.com".

6,250 SF

FOR LEASE

Flex Space Available

2328 West Nelson Street, Chicago, IL 60618

Scott Reinish

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Brad Belden

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Offering Summary

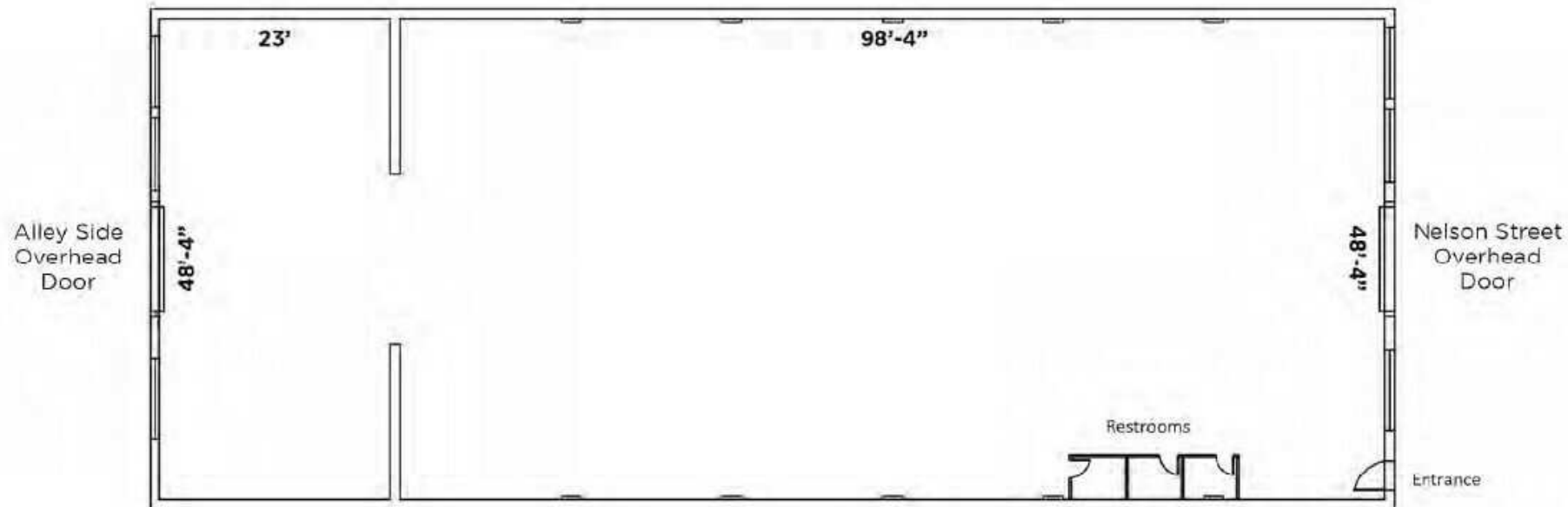
Lease Rate:	Negotiable
Building Size:	6,250 SF
Available SF:	6,250 SF
Zoning:	M1-2
Market:	North Center
Power:	400amps/240V 3-Phase
Ceiling Heights:	18'
Overhead Garages:	Front & Back

Property Overview

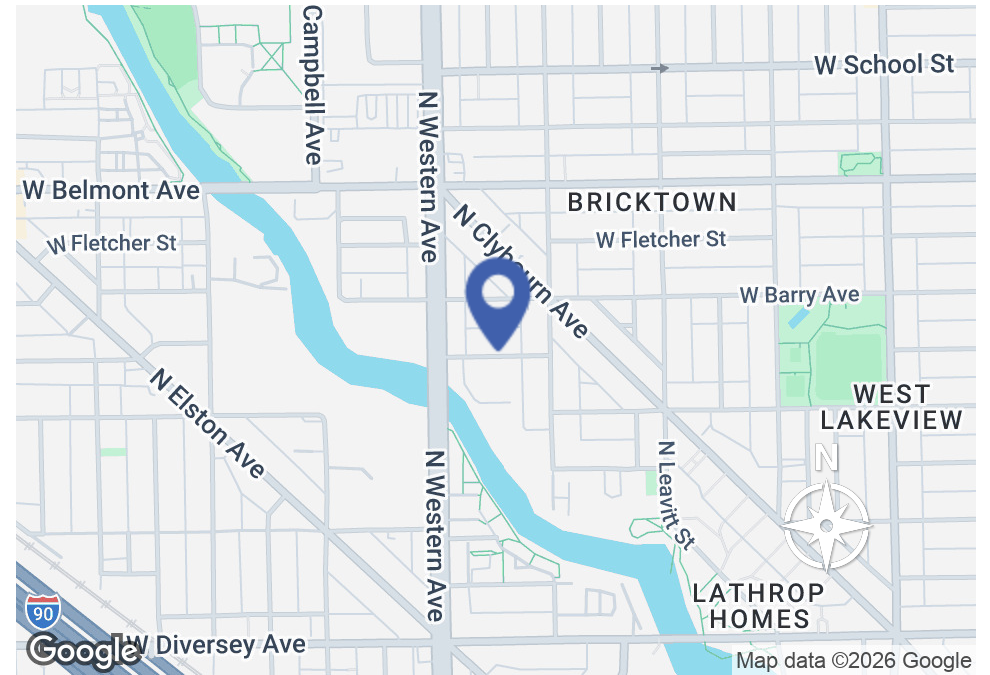
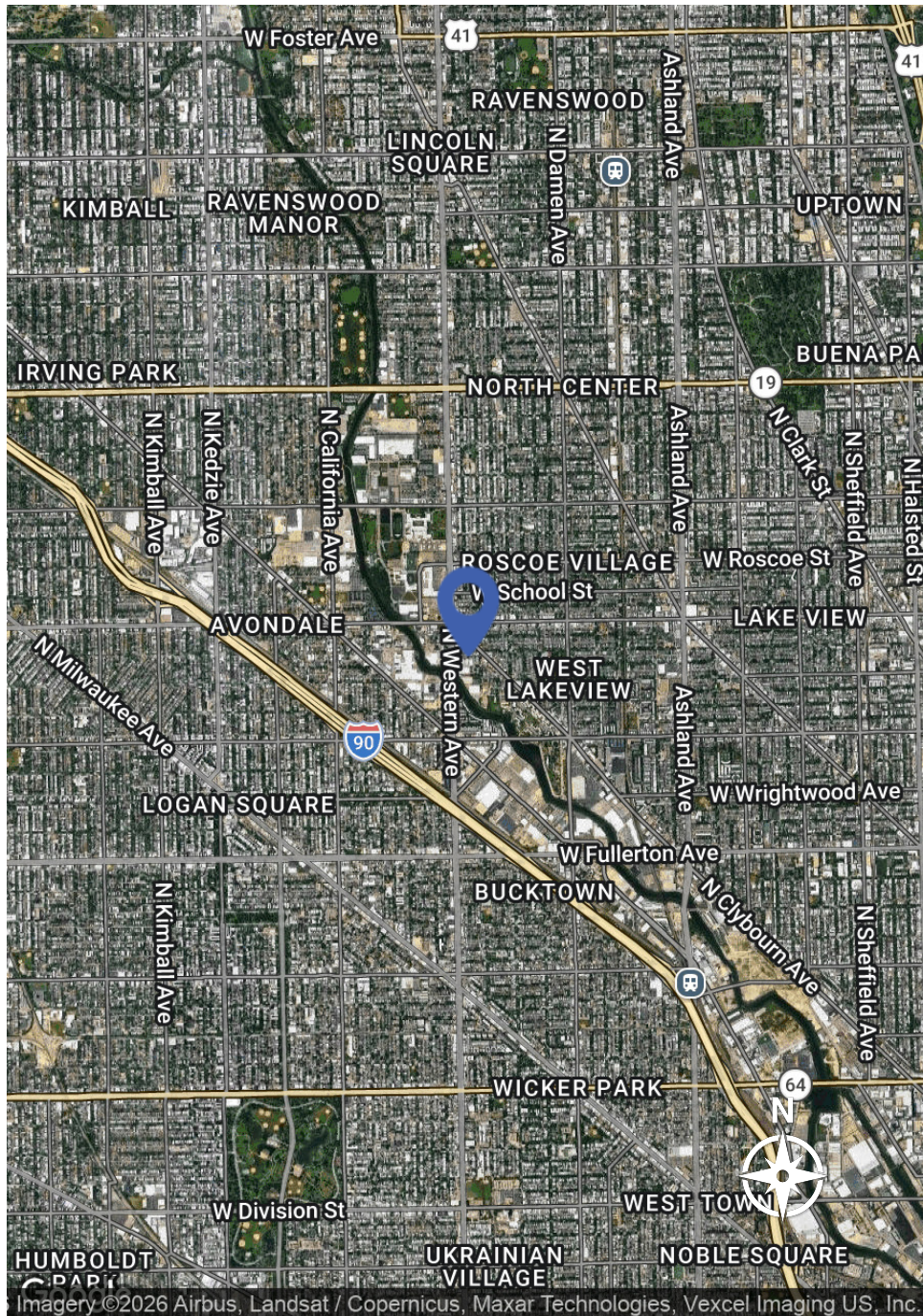
Rare opportunity to take advantage of a stand-alone, bow truss, industrial, flex property in an ideal Chicago neighborhood. Offering an open floor plan with front and rear drive-in overhead doors that are 10' wide x 12' high. The building has skylight windows and offers off-street parking in front of the building. It contains 400 amp, 240V, three-phase service with two washrooms and gas-forced heat. Hard to find M zoning offers for a wide range of uses including light manufacturing, distribution, production, repair services, motor vehicle repair, animal kenneling/boarding and storage.

Property Highlights

- Stand-alone/bow truss flex property
- Open floor plan with two drive-in doors
- Off-street parking
- M zoning offers a wide range of potential uses







Location Overview

The subject property is situated just east of Western Ave., bordering the Chicago River and provides convenient access from both north and southbound traffic. The location is less than a mile from I-90 and offers connectivity to downtown Chicago as well as the northern and northwestern suburbs. This area rests within minutes of flourishing neighborhoods such as Logan Sq., Lakeview, Bucktown, Wicker Park and Lincoln Park adding to it's appeal.

Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	10,977	46,520	128,318
Average Age	36	36	36
Average Age (Male)	36	36	36
Average Age (Female)	36	36	36

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	4,850	20,252	56,795
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$190,265	\$189,621	\$179,481
Average House Value	\$719,799	\$791,067	\$784,887

2020 American Community Survey (ACS)

