

6100 W. Grand Ave., Chicago, IL

**\$2,500,000**



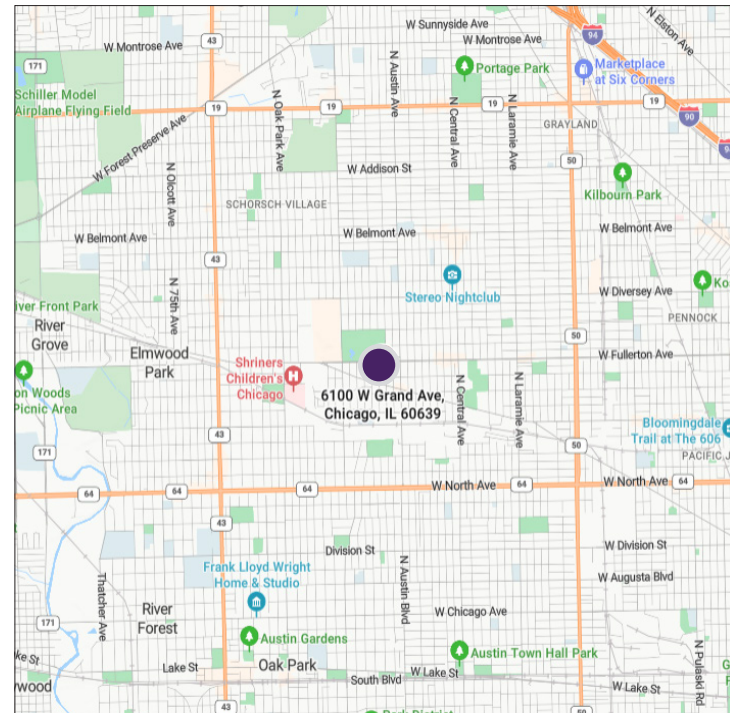
## Property Highlights

- Freestanding 35,000 SF industrial building suitable for a variety of uses
- Turn-key warehouse space allowing for flexible operations and layout
- Adequate ceiling height to accommodate storage, light manufacturing, or distribution and possibly auto use
- Strategically located along Grand Avenue with access to key expressways including I-290 and I-294, downtown Chicago and surrounding suburbs
- Retailers in the area include: Target, Home Depot, Lowe's, Walgreen's, Walmart, LA Fitness and more
- Land area: 31,407 SF
- Traffic count: 13,997 vehicles daily
- Zoning: C1-1
- Real Estate Taxes (2024): \$98,444

## Property Overview

Situated on a full city block, a well-maintained 35,000 square foot industrial property is available for sale. Positioned on Grand Avenue in an established industrial corridor with strong demand for warehouse space, this property offers turn key use as industrial, warehouse or distribution applications with flexible C1-1 zoning. The property benefits from strong visibility and accessibility. The surrounding area includes a mix of neighborhood parks, retail and great access to public transportation and I-290 and I-294 expressways.

Centrally located in Belmont Central/Cragin neighborhood on the west side of Chicago, this property offers access to one of Chicago's most vibrant neighborhoods. The prominent Grand Avenue location provides exceptional visibility and convenient access to major transportation arteries and O'Hare International Airport.



DEMOGRAPHICS	2 Mile	5 Mile	10 Mile
Population	165,889	863,364	2,725,505
Households	55,190	322,599	1,111,103
Average HH Income	\$75,263	\$77,919	\$89,635

**Brad Thompson**

Executive Director

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# MILLENNIUM PROPERTIES R/E

## For Sale: Industrial Warehouse On Grand Ave in Belmont-Cragin

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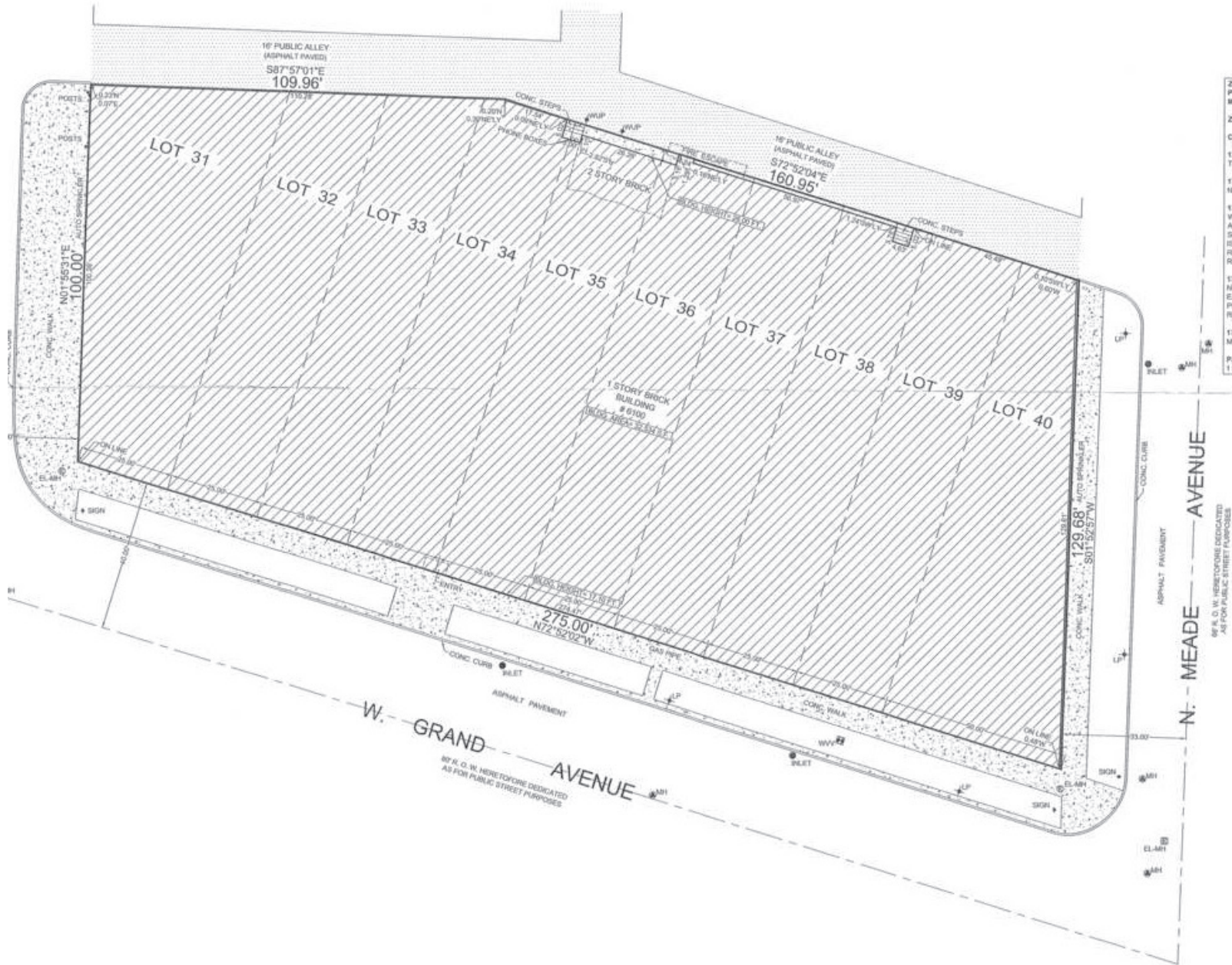
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### SURVEY



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