



WAREHOUSE / INDUSTRIAL OR FLEX SPACE

PROPERTY INFORMATION

- 30,500 SF of land
- 3 bay bow truss building with approximately 21,000 SF of space
- Each bow truss section can be divided creating 7000 SF sections
- Large parking lot for exterior storage or parking
- 13' to 20' ceiling heights
- By-level office area with classrooms, offices, and storage
- Locker rooms and separated heated garage
- Four 12' garage doors that drive directly into the space
- 600 Amp 3 phase electric
- Great location for easy access to highways and surrounding

neighborhoods

- Currently run as auto body and repair shop but could be warehouse and distribution, goods manufacturing, artist studio or office with retail
- Favorable zoning for many uses

2023 TAXES

\$31,250

**ALDERMAN/WARD
ZONED**

SAMANTHA NUGENT / 39TH
C1-1

PRICE

UPON REQUEST

MICHAEL WEBER

IAN FEINERMAN

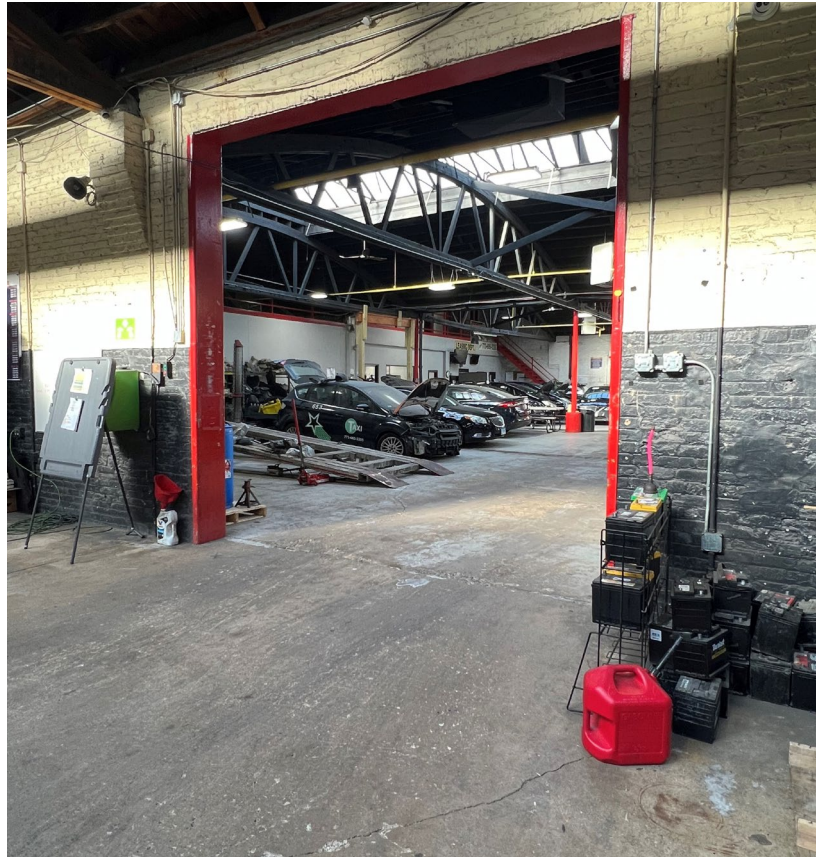
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PORTAGE PARK

As the city's streetcar line was extended in the early 20th century, residents discovered Portage Park, a small enclave on the city's Northwest Side.

The neighborhood was a breath of fresh air for residents escaping crowded city tenements. Today's residents still enjoy the respite that the neighborhood offers, along with its beautiful parks and access to public transit.

Homes are at the heart of this community, which is part of Chicago's historic Bungalow Belt. The majority of homes are classic bungalows or single-family homes, with a few condominium buildings in the mix.

Portage Park's namesake park in the neighborhood's center is the largest on the city's Northwest Side. A community gem since 1913, the park has walking trails, playgrounds, wide-open spaces, and a pool that was used for the U.S. Olympic Team time trials in the 1970s.

Along Irving Park Road there is an eclectic mix of eateries including traditional steakhouses, classic diners, and casual coffee shops. There are also bars ranging from trendy cider houses and breweries to small dives and karaoke hotspots. Shopping is abundant in the Six Corners area with a resurgence of new shops.

Portage Park is accessible by the CTA Blue Line's Montrose Station and Metra's Milwaukee District North stop just west of the expressway.

AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

54,201

3 MILE

433,111

5 MILE

1,161,623

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$128,142

3 MILE

\$130,535

5 MILE

\$132,952