

3947 West Columbus Avenue, Chicago, IL 60652

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OFFERING SUMMARY

Available SF:	2,900 SF
Lease Rate:	\$3,500/mo (MG)
Lot Size:	0.13 Acres
Building Size:	2,900
Zoning:	M2-1

PROPERTY OVERVIEW

Move-in ready 2,900 SF standalone warehouse building featuring 10’-14’ ceiling heights and a functional, flexible layout. The property has been recently updated and requires no additional work, allowing a user to occupy immediately. There are no other tenants on site, providing full privacy, control, and operational flexibility. Zoned M2-1, the building is ideal for owner-operators, contractors, light manufacturing, warehousing, distribution, service businesses, and storage users. Well-suited for businesses seeking a private facility with the ability to customize operations without shared spaces or restrictions. This is an excellent opportunity for users looking for a low-maintenance, turnkey industrial space with strong utility and long-term usability.

PROPERTY HIGHLIGHTS

- 2,900 SF standalone warehouse with 10’-14’ ceiling heights
- Move-in ready, recently updated, and requires no additional work
- Two (2) Overhead Drive-in Doors
- Excellent opportunity for low-maintenance, turnkey industrial space

for more information

Neil Haleem

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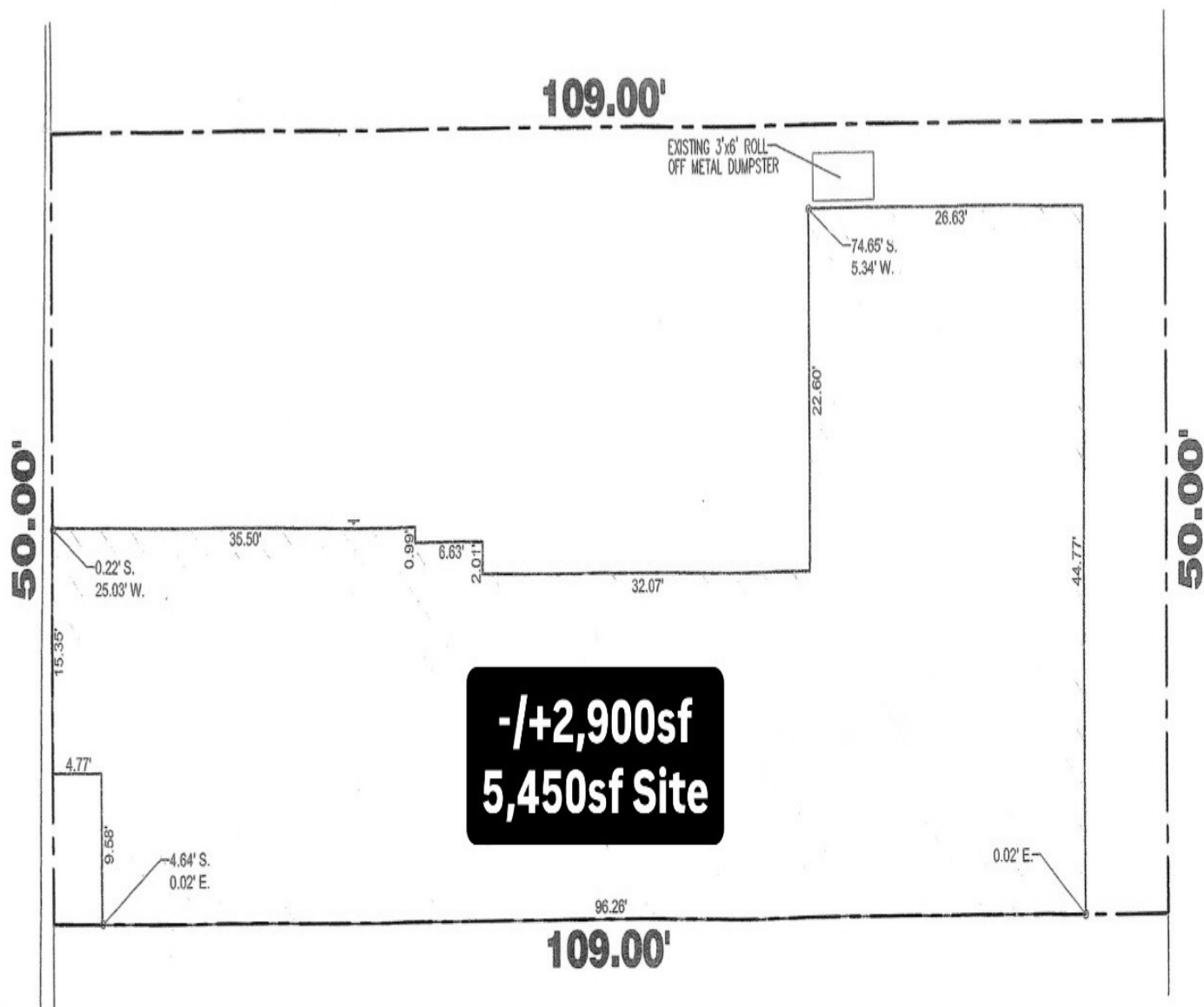
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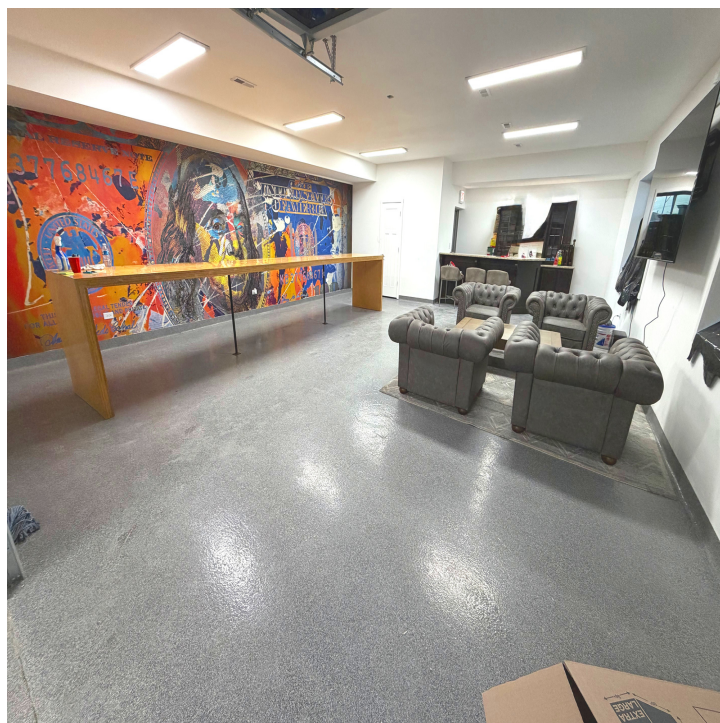
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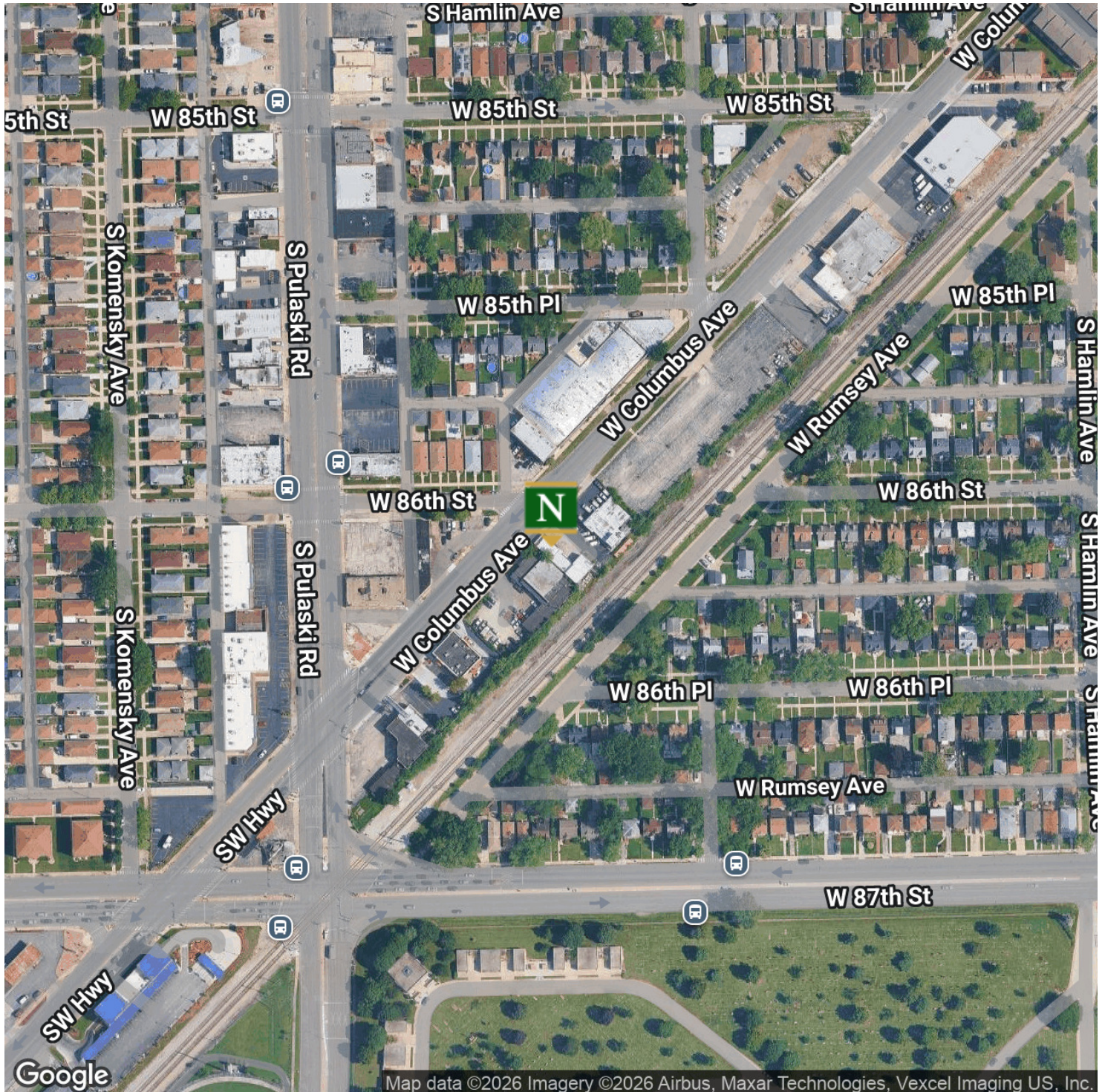
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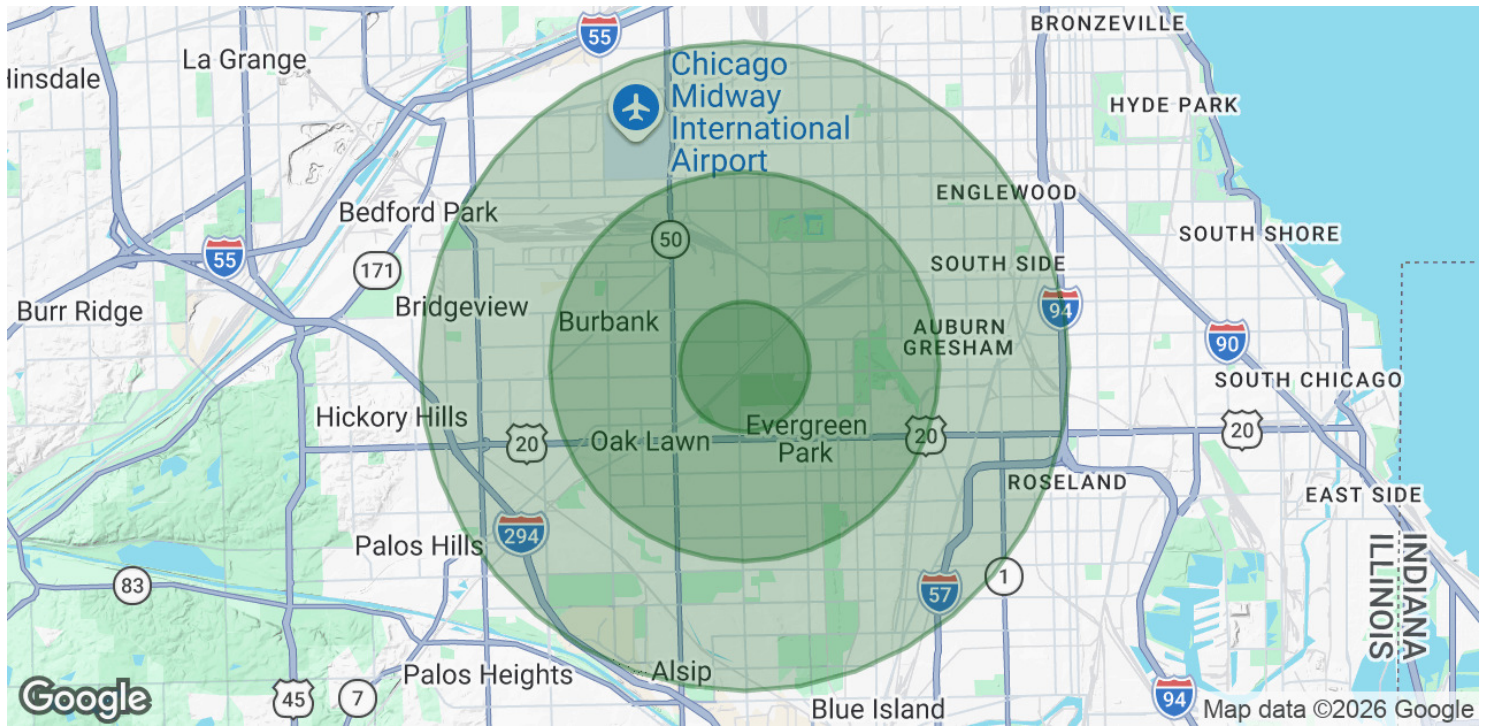
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NETWORK
Commercial Real Estate, LLC

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	25,255	201,517	586,024
Average Age	39	40	39
Average Age (Male)	38	38	38
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,541	68,606	204,198
# of Persons per HH	3	2.9	2.9
Average HH Income	\$91,190	\$98,962	\$84,732
Average House Value	\$248,534	\$278,197	\$253,066

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	49.6%	42.1%	40.9%

RACE

	1 MILE	3 MILES	5 MILES
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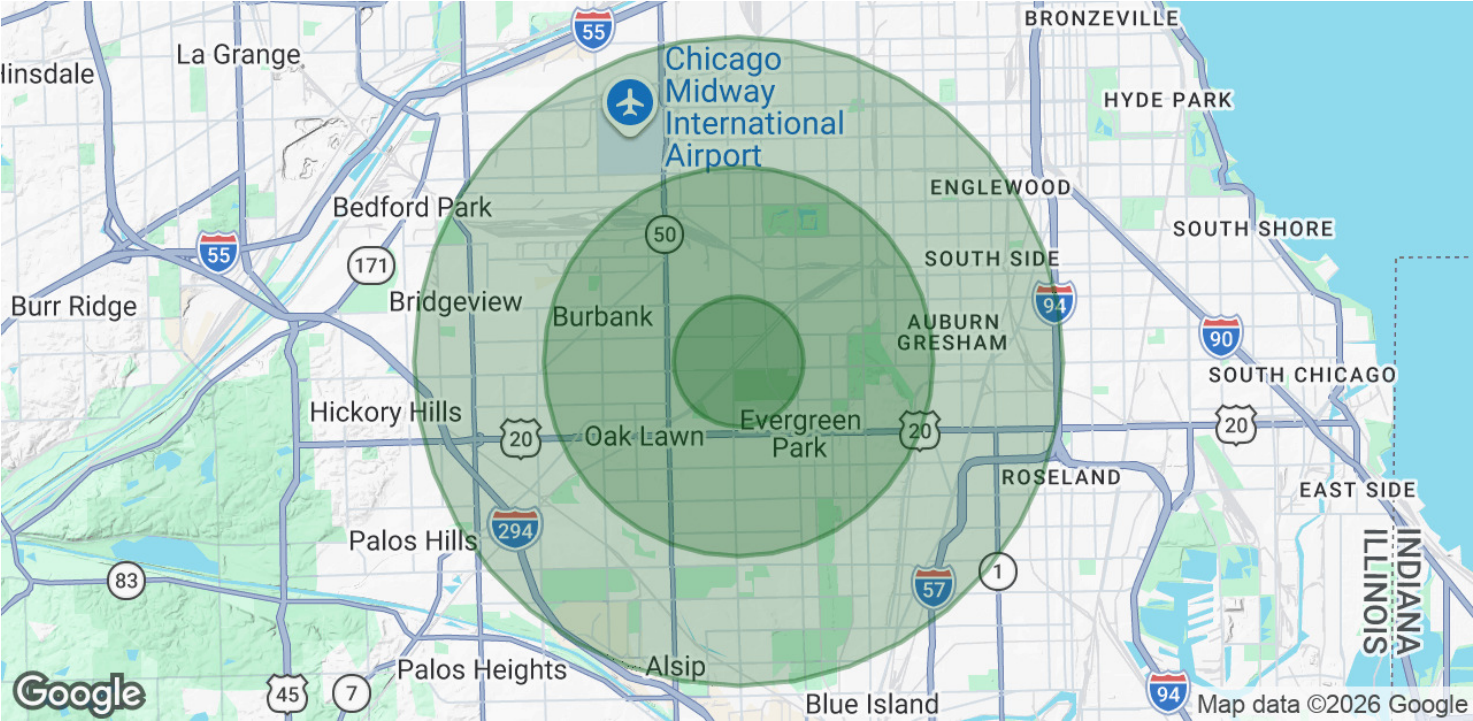
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Total Population - White	7,135	74,966	175,949
% White	28.3%	37.2%	30.0%
Total Population - Black	6,803	48,544	188,047
% Black	26.9%	24.1%	32.1%
Total Population - Asian	214	2,557	7,615
% Asian	0.8%	1.3%	1.3%
Total Population - Hawaiian	3	56	205
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	551	3,531	10,217
% American Indian	2.2%	1.8%	1.7%
Total Population - Other	6,313	41,969	125,528
% Other	25.0%	20.8%	21.4%

Demographics data derived from AlphaMap

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