



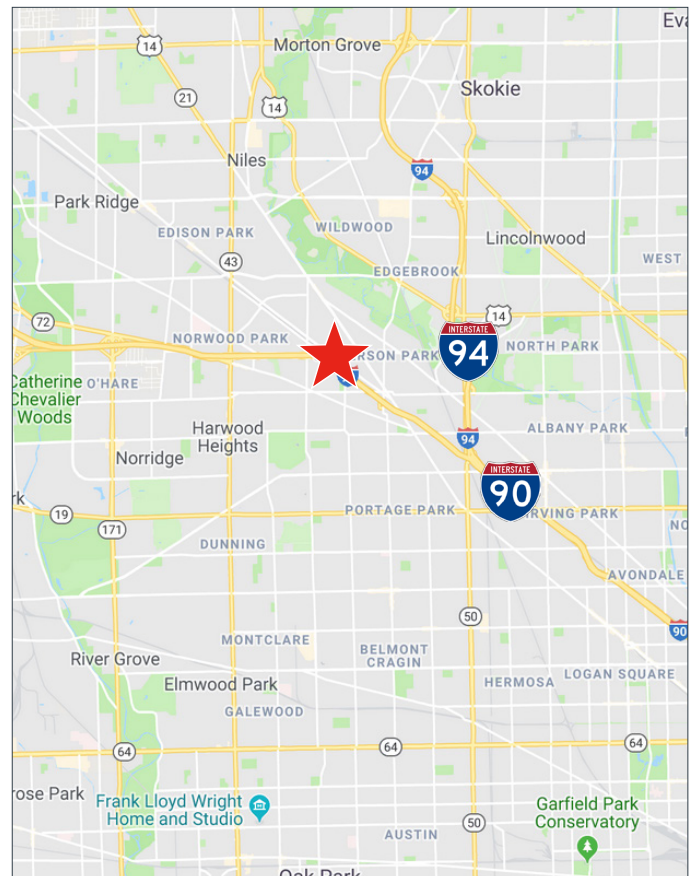
## AVAILABLE FOR SALE

### PROPERTY HIGHLIGHTS

<b>Total Building Size:</b>	+/- 45,000 SF
<b>Land:</b>	+/- 1.68 acres
<b>Loading:</b>	9 exterior docks, 2 drive-in doors
<b>Clear Height:</b>	12'-14' (typical)
<b>Power:</b>	+/- 2,000 amps
<b>Parking:</b>	26+ cars
<b>Taxes (2018):</b>	\$2.30/SF
<b>Sale Price:</b>	\$2,250,000 (\$50.00/SF)

### PROPERTY FEATURES

- Great access to Central Business District and O'Hare Airport
- Unmatched access to two Metra lines and CTA Blue Line
- 0.4 miles from Nagle/I-90 interchange
- 0.8 miles from Foster/I-90/94 interchange
- Excellent dock ratio
- On-site as well as street parking
- Great street frontage and potential visibility from I-90
- Outside storage at rear of building leasable from railroad



For more information,  
please contact:

**Tom Curtis**  
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DEMOGRAPHICS 2019

		1 MILE	3 MILES	5 MILES
TOTAL POPULATION		31,729	242,414	783,268
TOTAL HOUSEHOLDS		12,476	91,213	280,015
MEDIAN HOUSEHOLD INCOME		\$76,255	\$72,095	\$63,018
PER CAPITA INCOME		\$37,121	\$36,004	\$31,072

PROPERTY PHOTOS

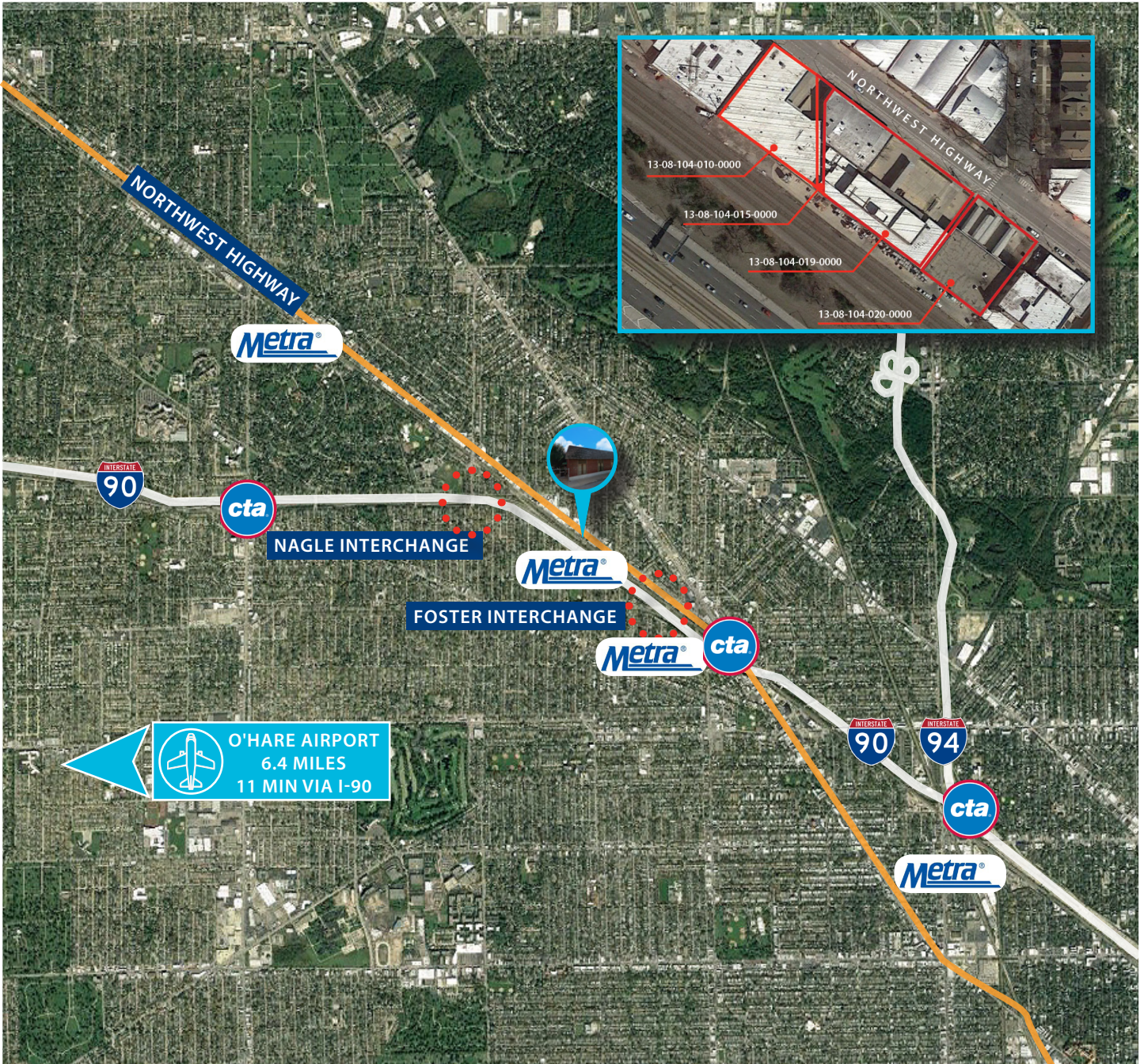


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AERIAL VIEW

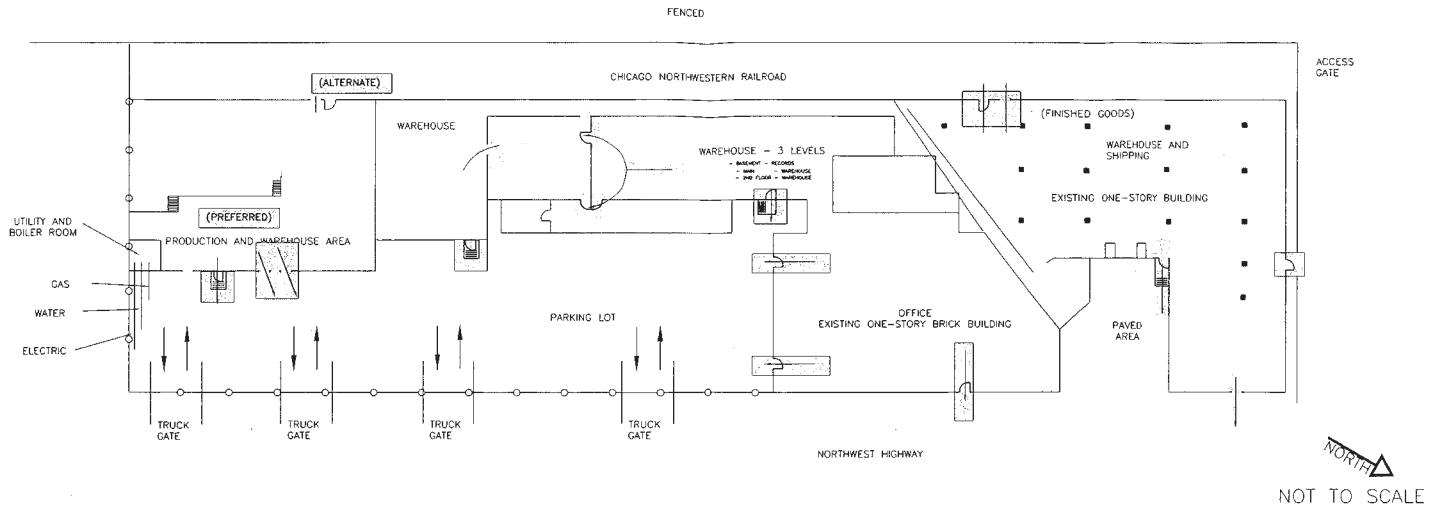


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**FLOOR PLAN**



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