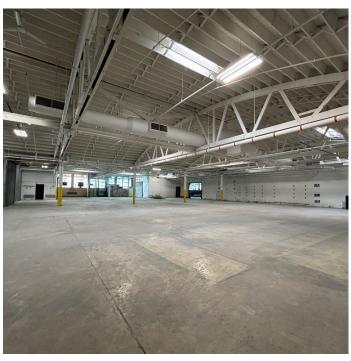


## CHICAGO NORTH SIDE RIVERFRONT INDUSTRIAL PROPERTY WITH HEAVY PARKING & OUTSIDE STORAGE (ALL USES CONSIDERED) ±1,455 SF-±49,634 AVAILABLE IMMEDIATELY





#### SHORT TERM DEALS CONSIDERED!

Full Building Size:	±143,148 SF Available for Full Building User.		
	±1,455-±49,634 SF Available Immediately.		
Lease Price:	Starting at \$10 PSF Net		
Taxes & CAM:	Taxes: \$3.78 PSF Estimated Insurance/CAM: \$0.96 PSF		
Total Office SF:	±8,200 SF		
Ceiling Height:	12'9" Clear (22'10" to Deck)		
Zoning:	M2-3		
Total Parking:	132 Spaces		
# of Docks:	8 Exterior / 1 Interior		
# of Drive-in Doors:	4 Drive-In Doors		
Available Units:	Unit A: 27,337 SF (Divisible) LEASED!		
	<b>Unit B:</b> 23,524 SF		
	<b>Unit C:</b> 18,966 SF		
	See smaller divisions on following page.		

#### **HIGHLIGHTS:**

- LOCATED IN DENSELY POPULATED **NORTH SIDE**
- RARE RIVERFRONT PROPERTY
- **HEAVY PARKING (132 SPACES)**
- **OUTDOOR STORAGE**
- **FLEXIBLE USES**
- LOCATED IN ENTERPRISE ZONE 4
- CONCRETE FLOOR LOAD
- **CLEAR-SPAN**
- TRUSS ROOF
- POTENTIAL TO EXPAND LOADING DOCK/DRIVE-IN DOORS
- WET SPRINKLER SYSTEM

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PHONE: 773-736-3600



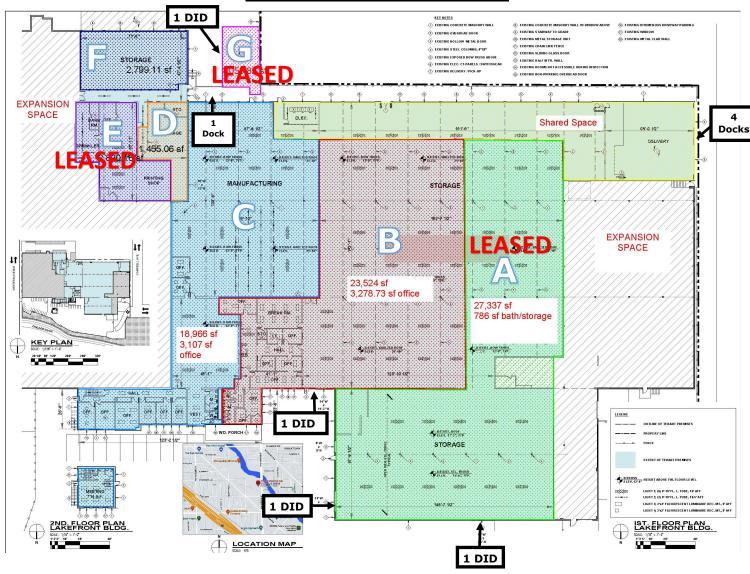
847-826-4467

ADAM@STRAUSSREALTY.COM



## 2950 N. WESTERN AVE. CHICAGO, IL 60618

#### **Floor Plan/Possible Divisions**



UNIT A: 27,337 SF (Divisible) LEASED!

-786 SF Bathroom/Storage (Office to Suit)
-Access to Common Area Loading Docks

**UNIT B:** 23,524 SF Overall

3,279 SF Office

Access to Common Area Loading Docks

**UNIT C:** 18,966 SF Overall

3,107 SF Office Space to Include 2nd Story

Access to Common Area Loading Docks

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**UNIT D:** 1,455 SF Storage

Loading Dock Access from North Lot

<u>UNIT E:</u> 2,890 SF Existing Screen Printing Company

**Loading Dock Access from North Lot LEASED!** 

**UNIT F:** 2,799 SF

Loading Dock Access from North Lot

UNIT G: 1,059 SF (Drive-in Doors) LEASED!

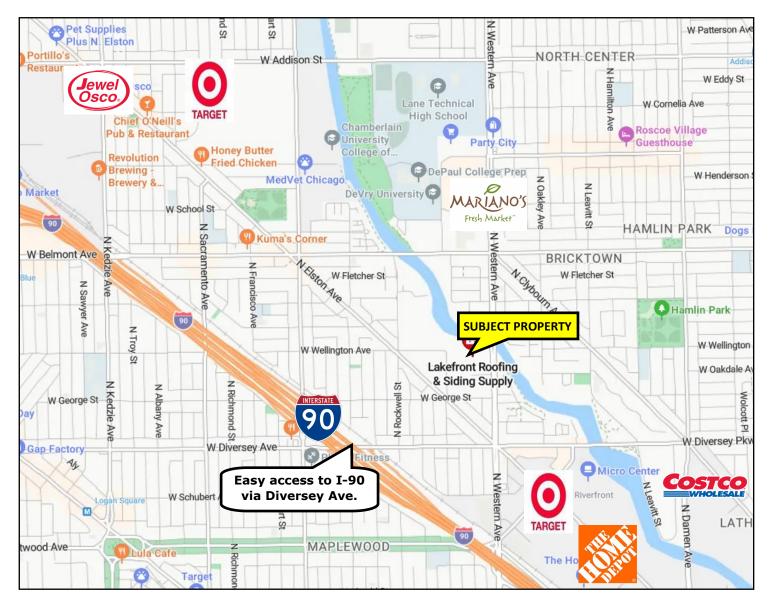
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#### **MAP**



## **DEMOGRAPHICS**

	1 mile	2 miles	3 miles
Population	45,659	241,013	584,484
Households	18,915	98,772	253,346
Avg. Household Size	2.3	2.3	2.2
Avg. Household Income	\$147,835	\$140,082	\$121,800



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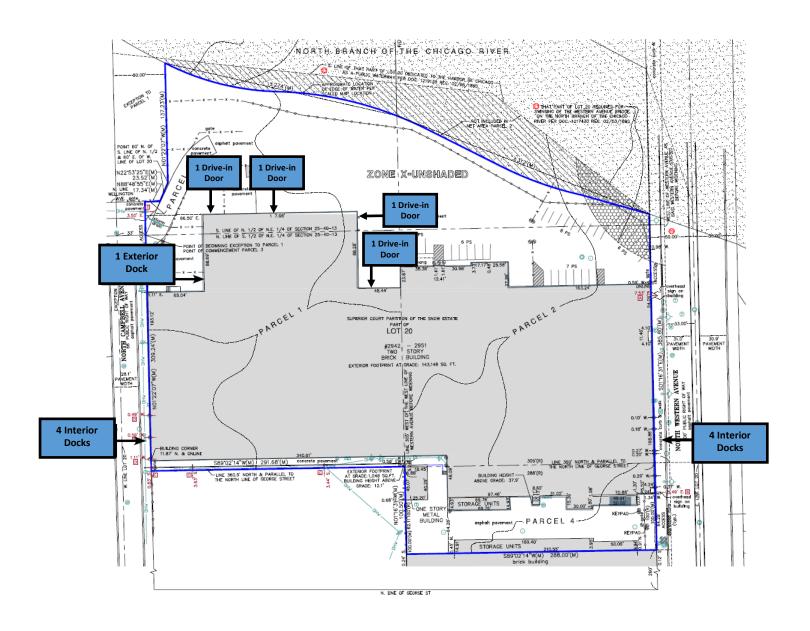
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## **SURVEY**





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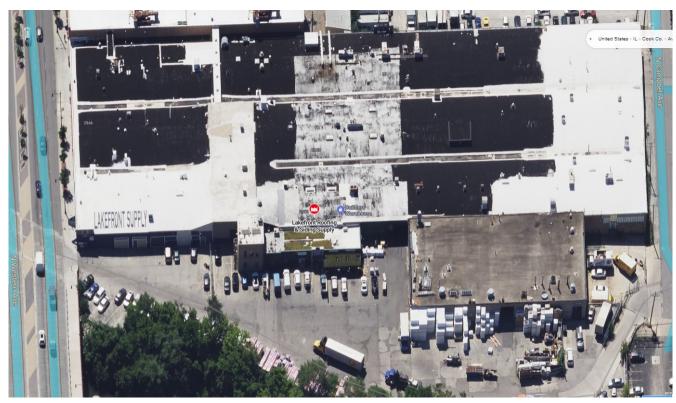
4220 W. Montrose avenue Chicago, Illinois 60641





## **Building Aerials**







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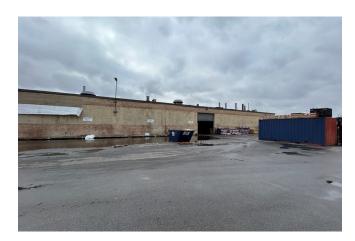
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### **Property Photos**















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## **Interior Photos**















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