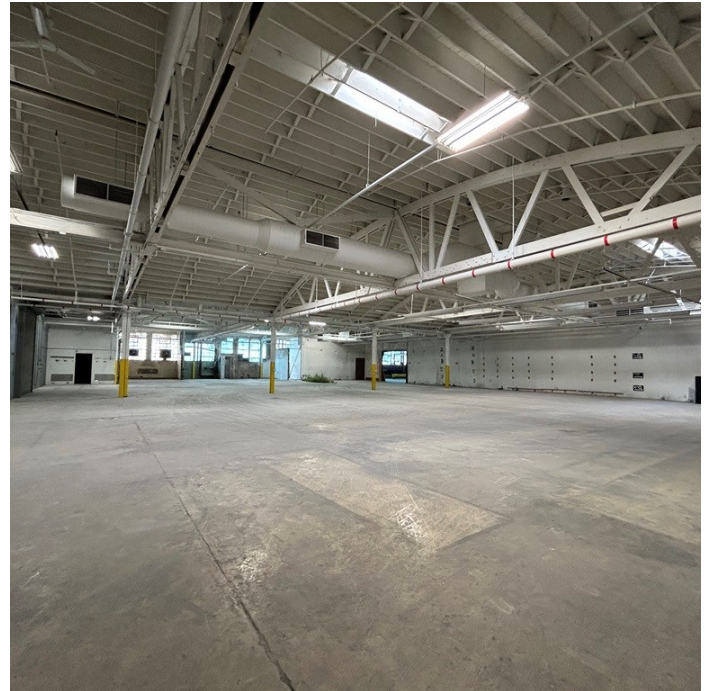
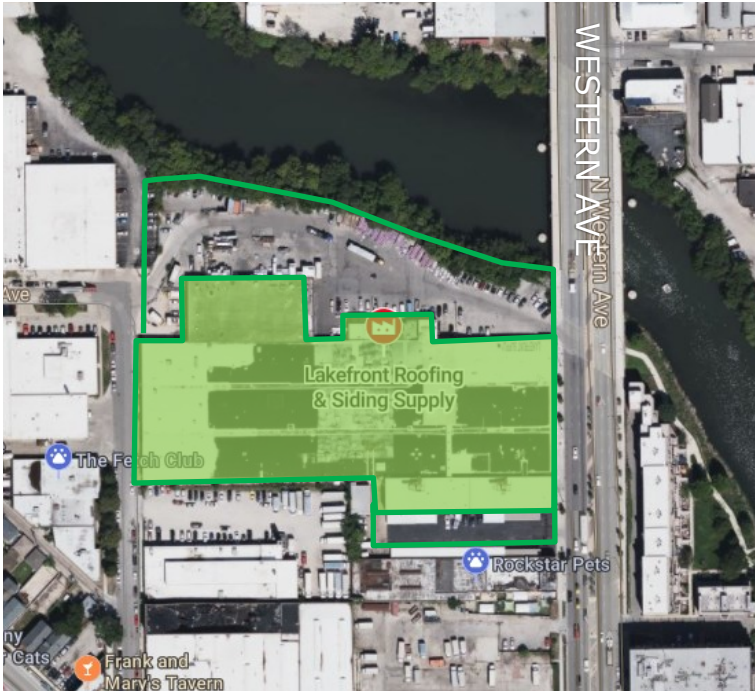


CHICAGO NORTH SIDE RIVERFRONT INDUSTRIAL PROPERTY WITH HEAVY PARKING & OUTSIDE STORAGE (ALL USES CONSIDERED) ±1,455 SF—±49,634 AVAILABLE IMMEDIATELY



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! Unit B: 23,524 SF Unit C: 18,966 SF <i>See smaller divisions on following page.</i>

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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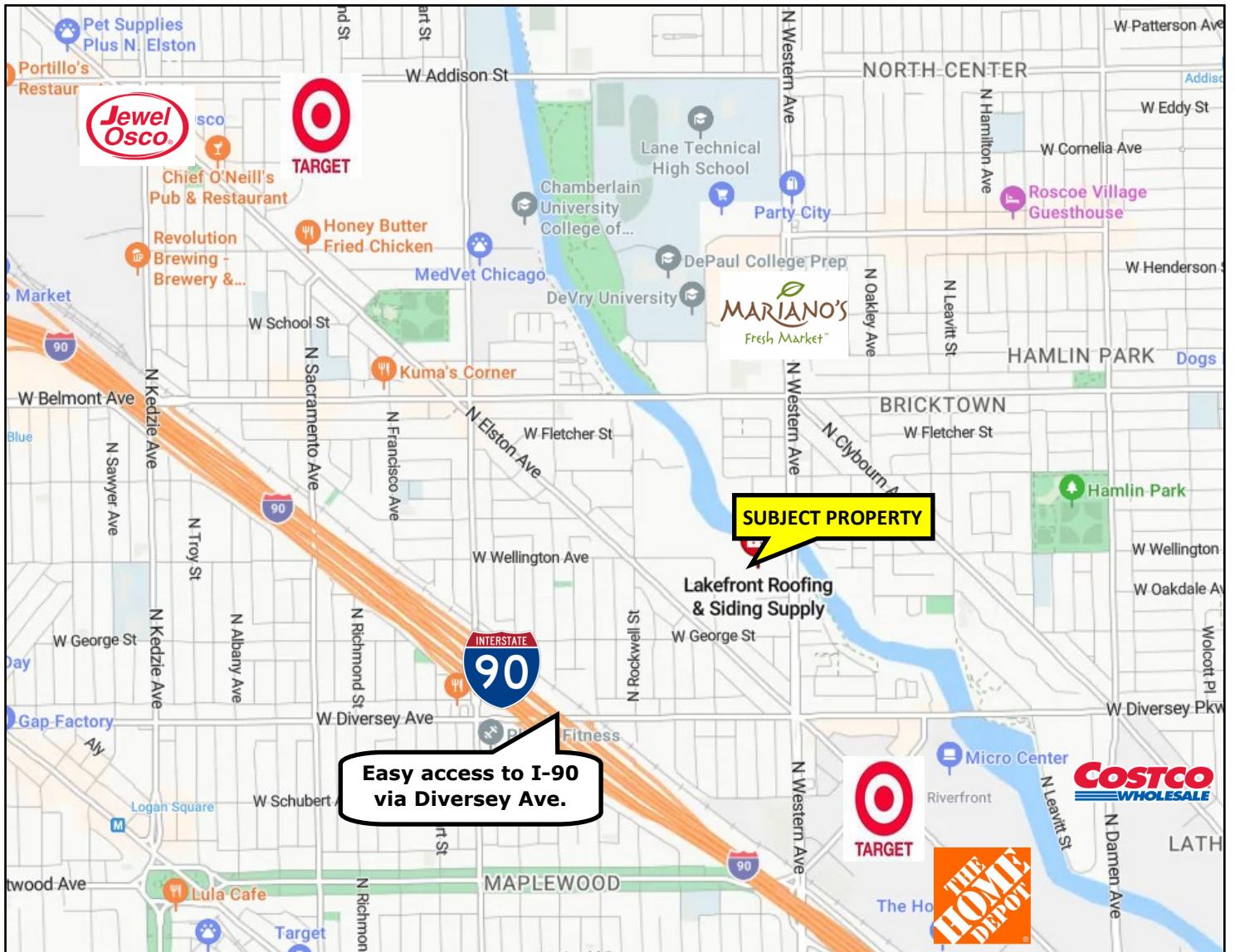
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CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

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2950 N. WESTERN AVE.
CHICAGO, IL 60618

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



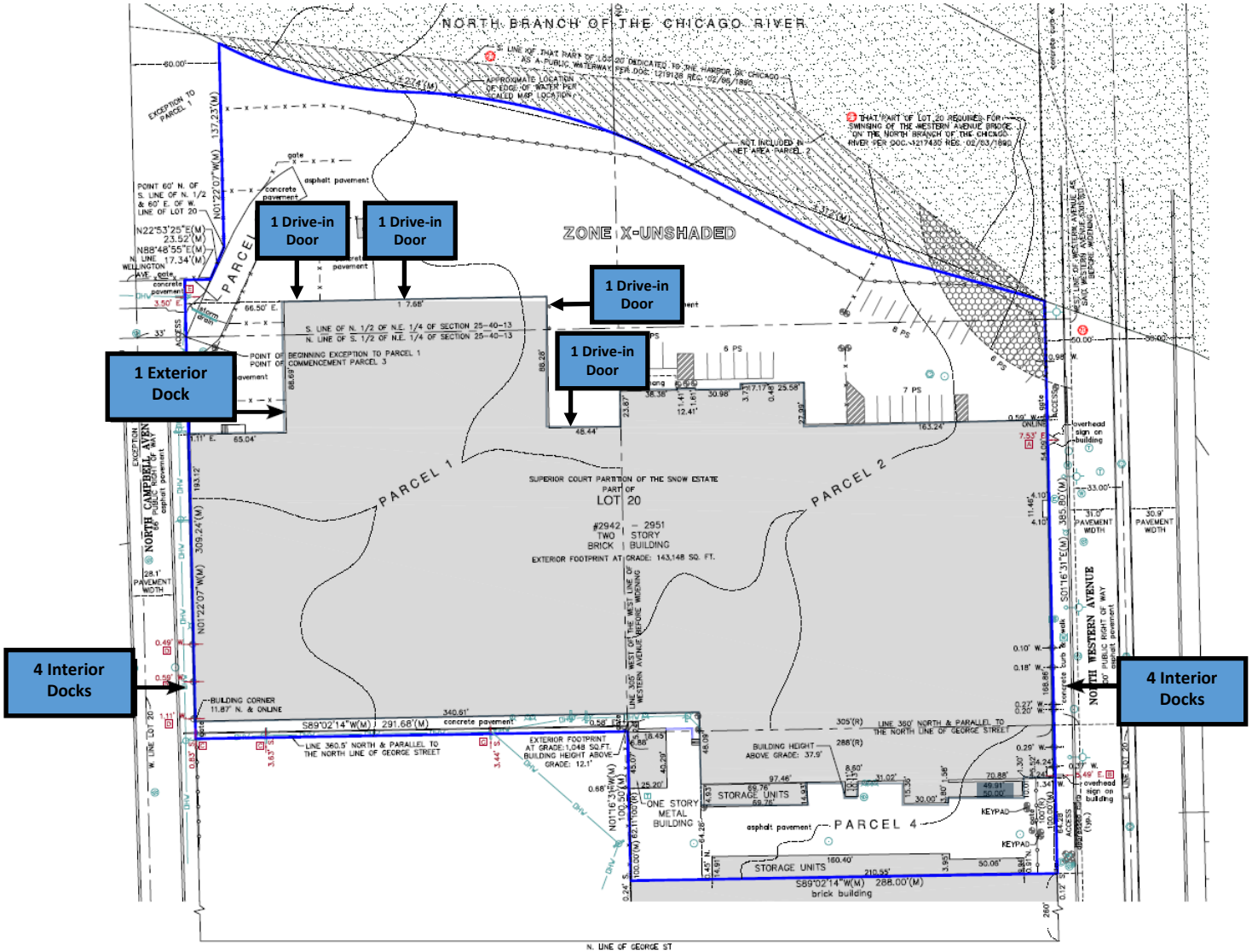
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SURVEY



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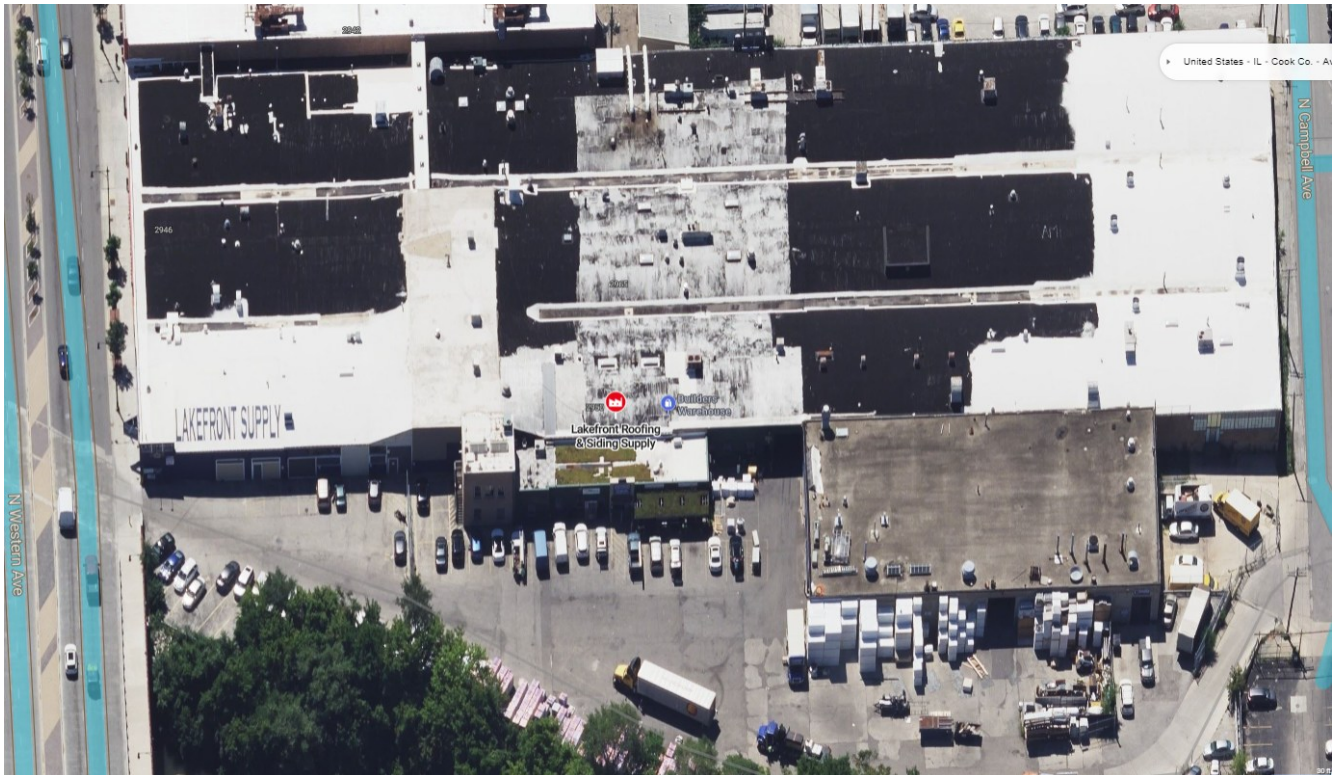
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Building Aerials



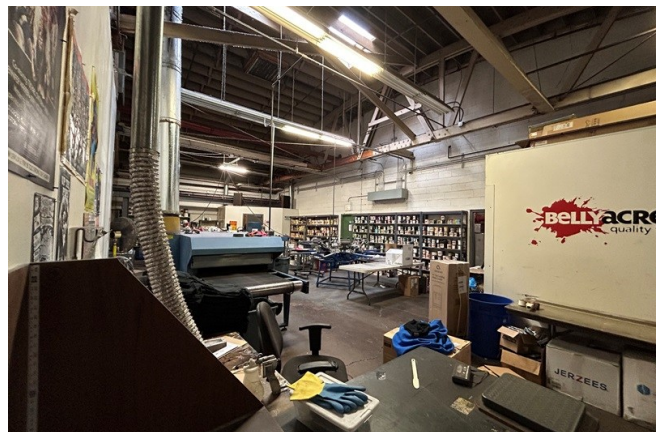
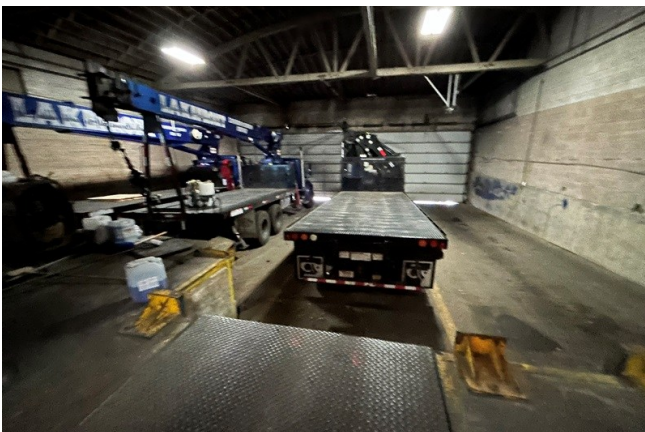
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Property Photos



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Interior Photos



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