

LEASE

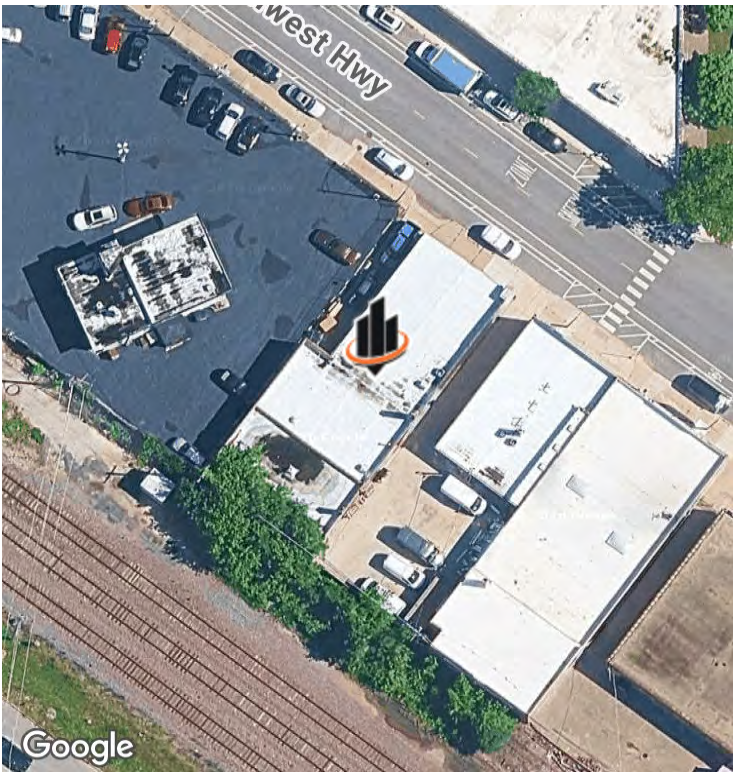
Updated Flex Office Warehouse

5710 N NORTHWEST HIGHWAY

Chicago, IL 60646



PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	4,586 SF
AVAILABLE SF:	4,586 SF
LOT SIZE:	0.145 Acres
YEAR BUILT:	1954
RENOVATED:	2024
ZONING:	M 1-1
CLEAR HEIGHT:	13'
POWER:	440 Amp 3 Phase

PROPERTY OVERVIEW

Northwest Hwy. & Nagle. Lease this well-maintained brick office/warehouse with side driveway leading to a 10' X 8' overhead drive-in dock. 1,980 SF office and 2,675 SF warehouse/storage with 13' clear height. 440 amp / 3 phase electrical service. New roof in 2019. Updated private offices, conference room, kitchen, and bathroom with shower. Call David Coupe for more information or to arrange a tour at 847-812-8414.

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O: 312.789.4866
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ADDITIONAL PHOTOS



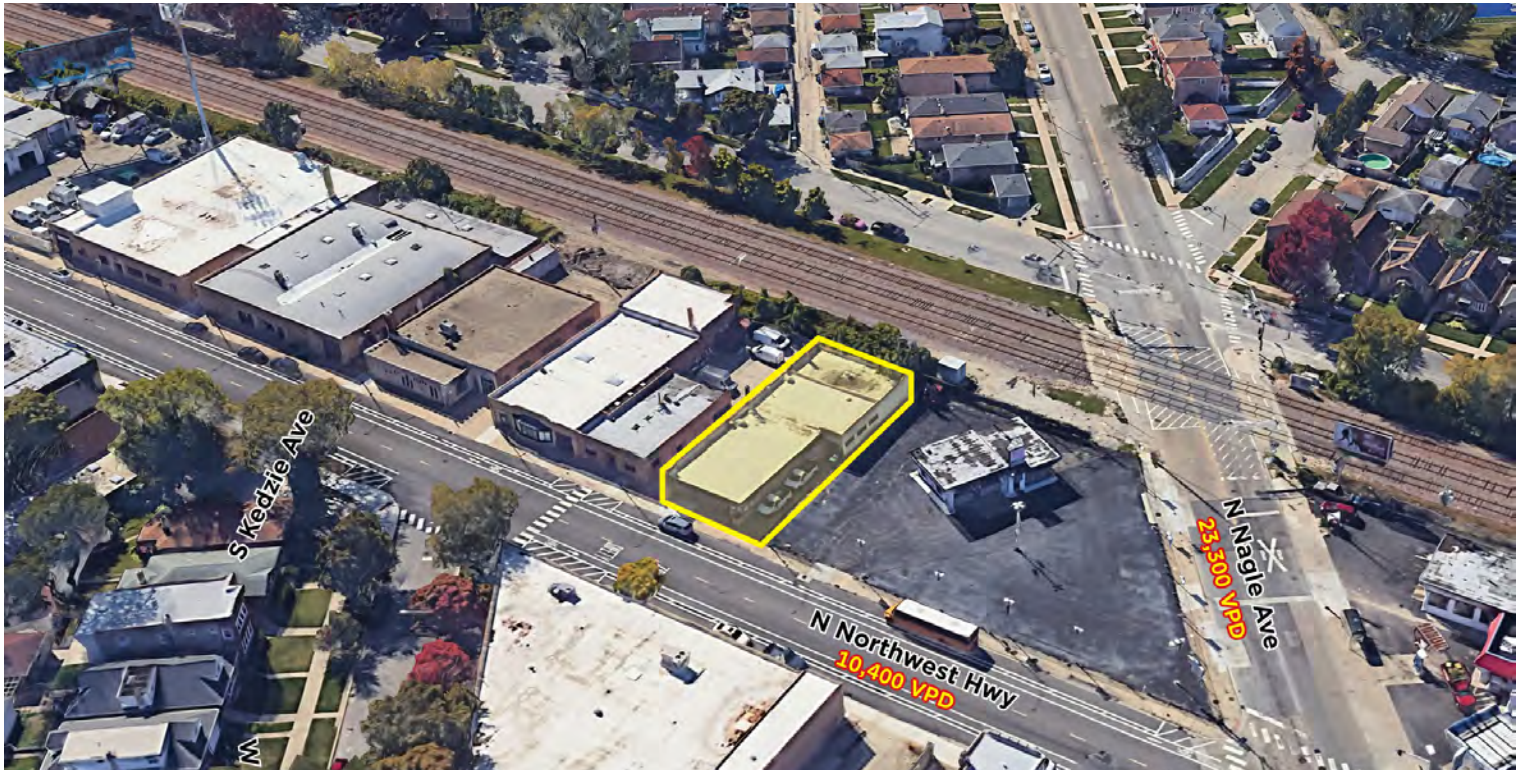
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FLOOR PLAN



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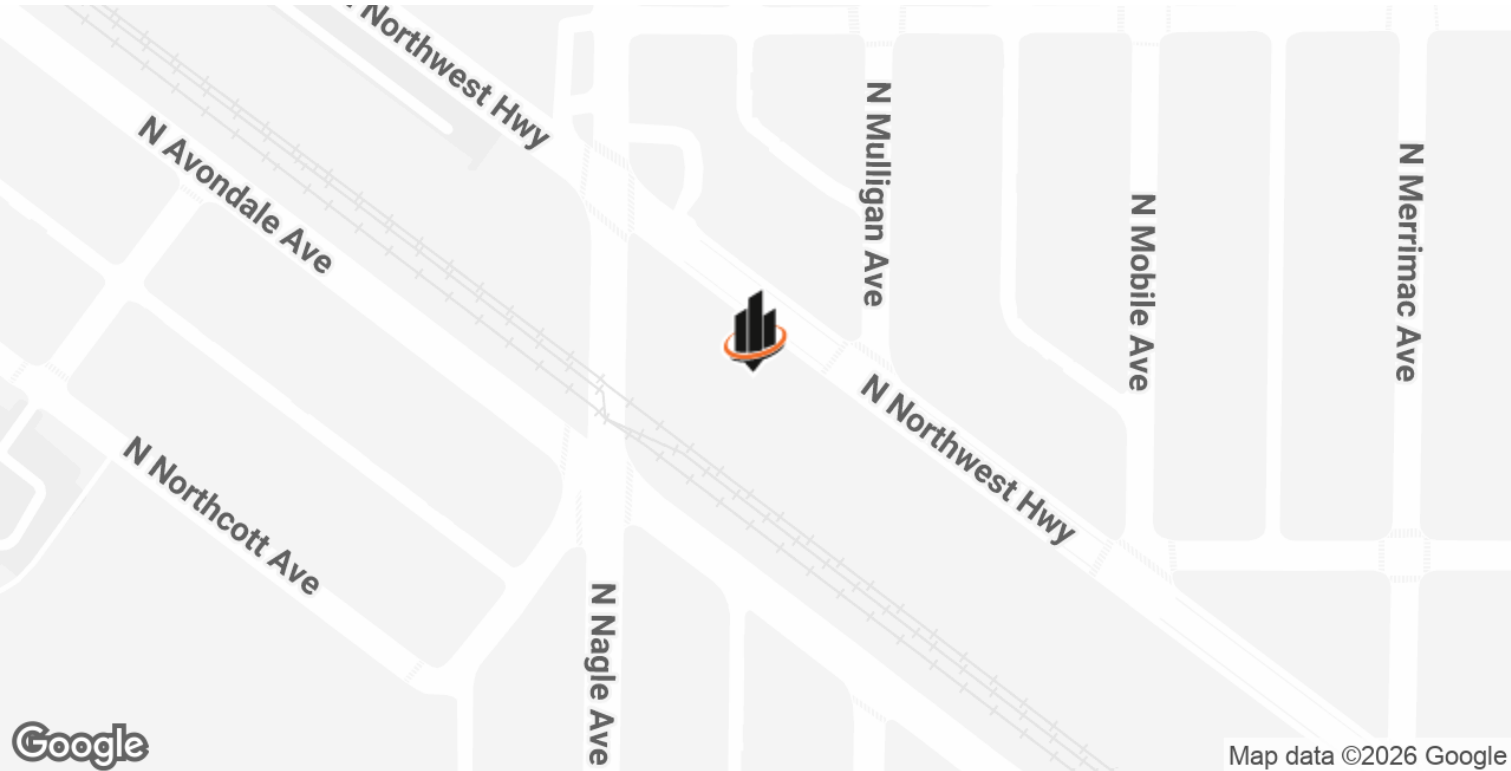
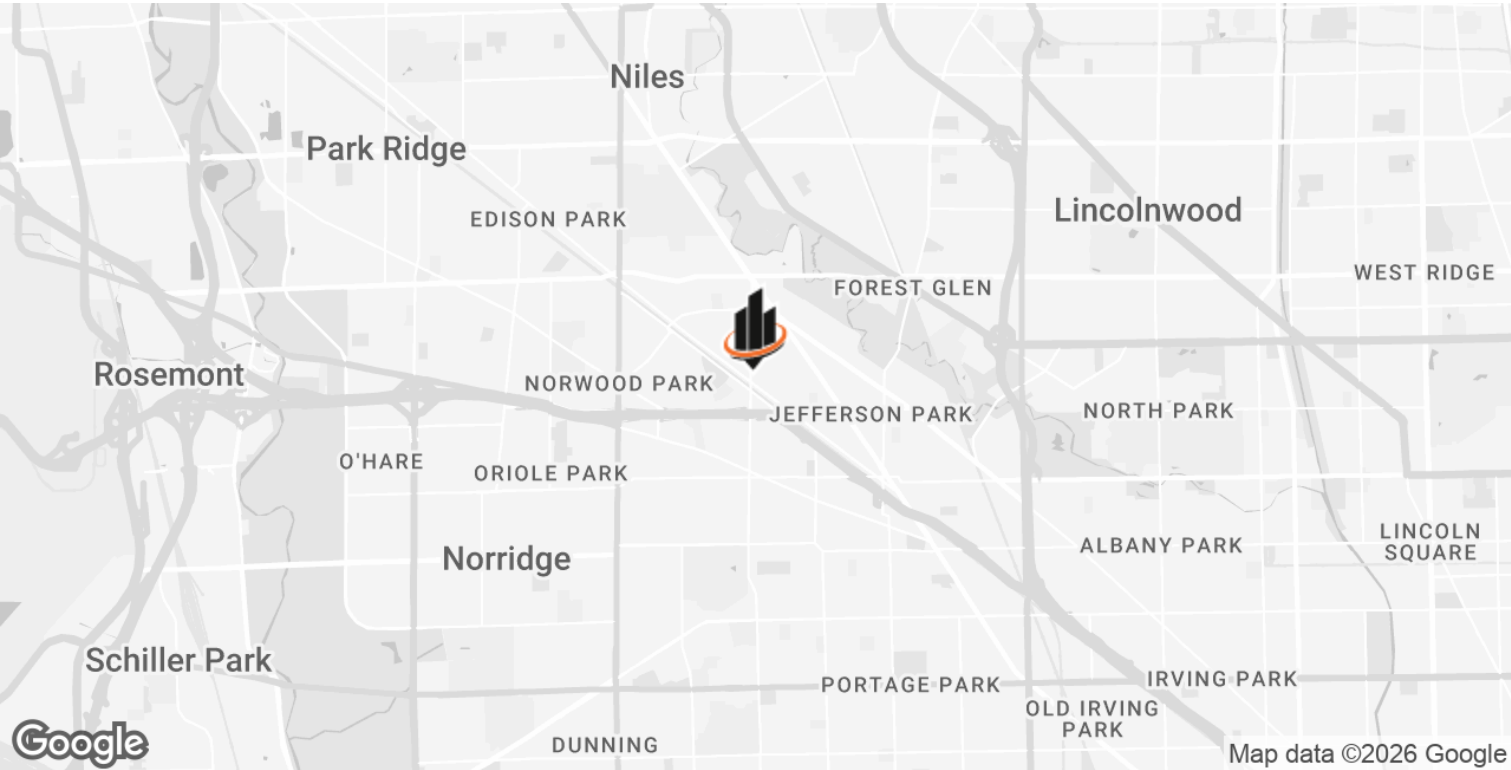
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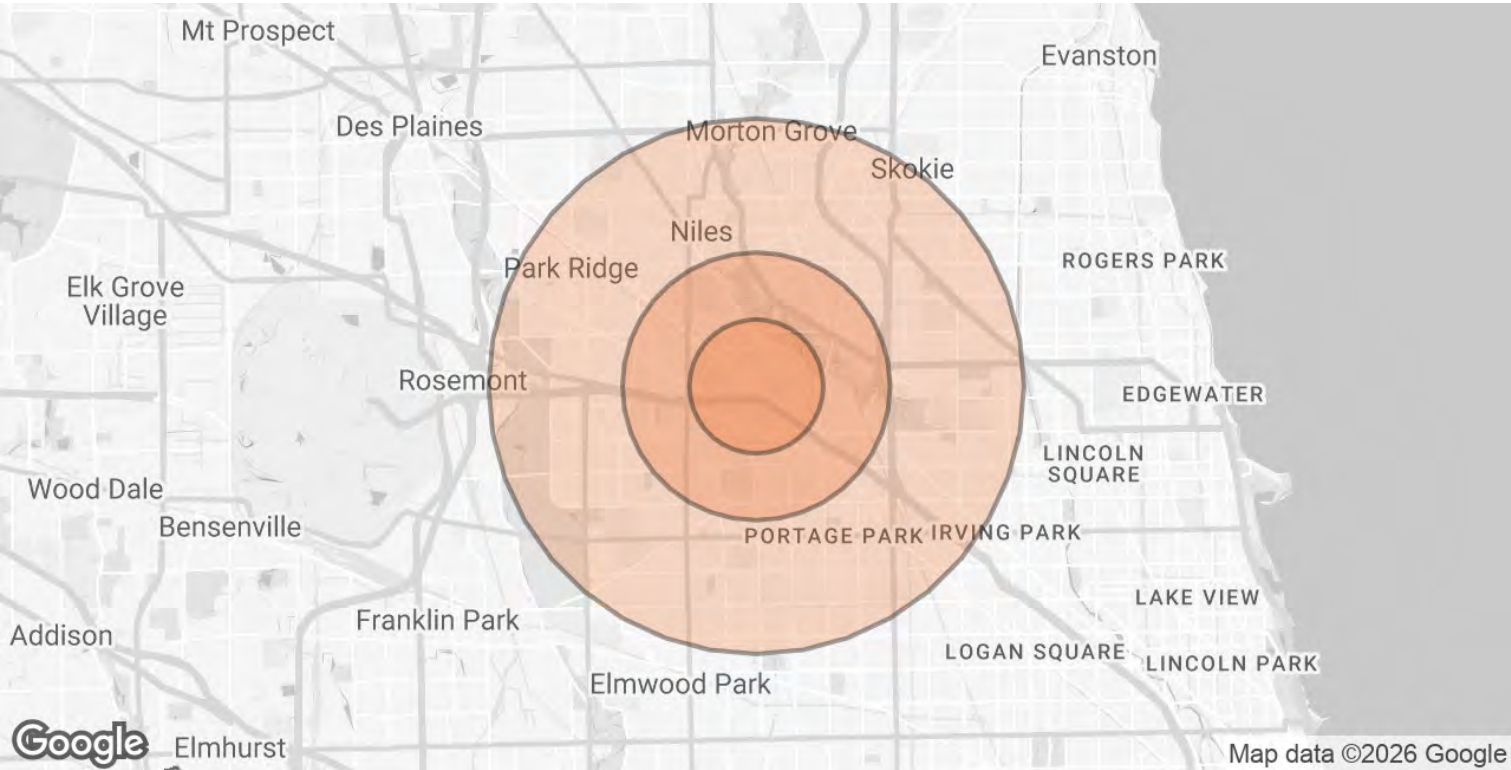
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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	4 MILES
TOTAL POPULATION	29,660	108,182	440,826
AVERAGE AGE	41.4	43.3	41.9
AVERAGE AGE (MALE)	38.9	41.8	40.9
AVERAGE AGE (FEMALE)	43.6	45.4	42.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	4 MILES
TOTAL HOUSEHOLDS	11,342	43,222	167,624
# OF PERSONS PER HH	2.6	2.5	2.6
AVERAGE HH INCOME	\$123,728	\$125,698	\$123,208
AVERAGE HOUSE VALUE	\$416,123	\$409,171	\$411,245

2023 American Community Survey (ACS)

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