

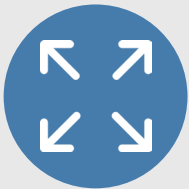
FOR SALE OR LEASE

Infill Industrial/Redevelopment

6119 W Howard Street, Niles, IL 60714



Size
35,700 SF



3.34 Acres



**16' Clear
Warehouse**



**Infill Niles
Location**



Property Summary

Building Size:	35,700 SF
Office:	6,500 SF
Year Built:	1954; Reno 1987
Loading:	2 Exterior Docks 1 Drive-in-door
Ceiling Height:	16' Clear
Zoning:	M1-Limited Industrial
Power:	1,200 Amp @120/240 Volt
Sprinkler:	Wet
Asking Rate:	Subject to Offer
Asking Price:	\$3,750,000
Other Notes:	

- ▶ Rare infill site in North Cook
- ▶ Available Existing Building/Site or for Redevelopment
- ▶ Eligible for 6B Tax Deduction
- ▶ Located in TIF District

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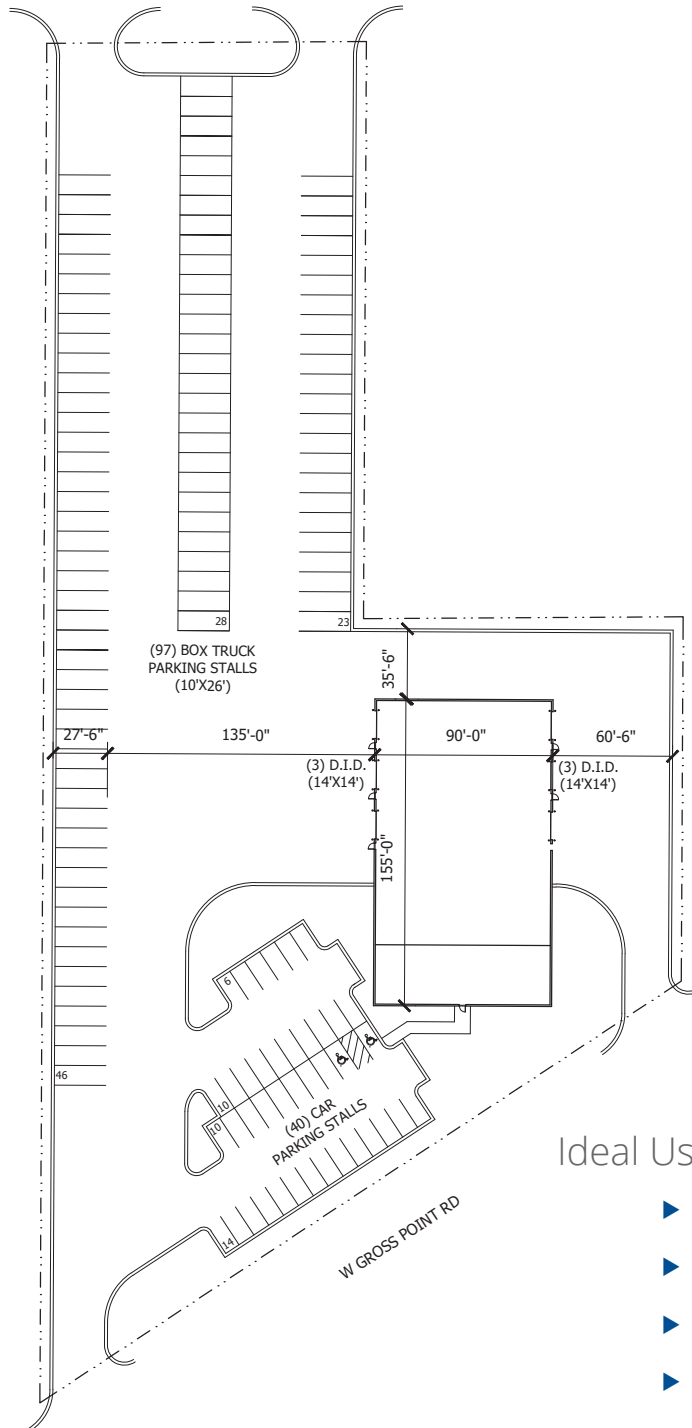
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CONCEPTUAL SITE PLAN



Ideal Uses:

- ▶ Truck Parking
- ▶ Maintenance/Service Facility
- ▶ Material Storage
- ▶ Fleet/Van Storage

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AERIAL IMAGES



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LABOR & DEMOGRAPHICS



**WAREHOUSE
WORKERS**

\$20.97/hour



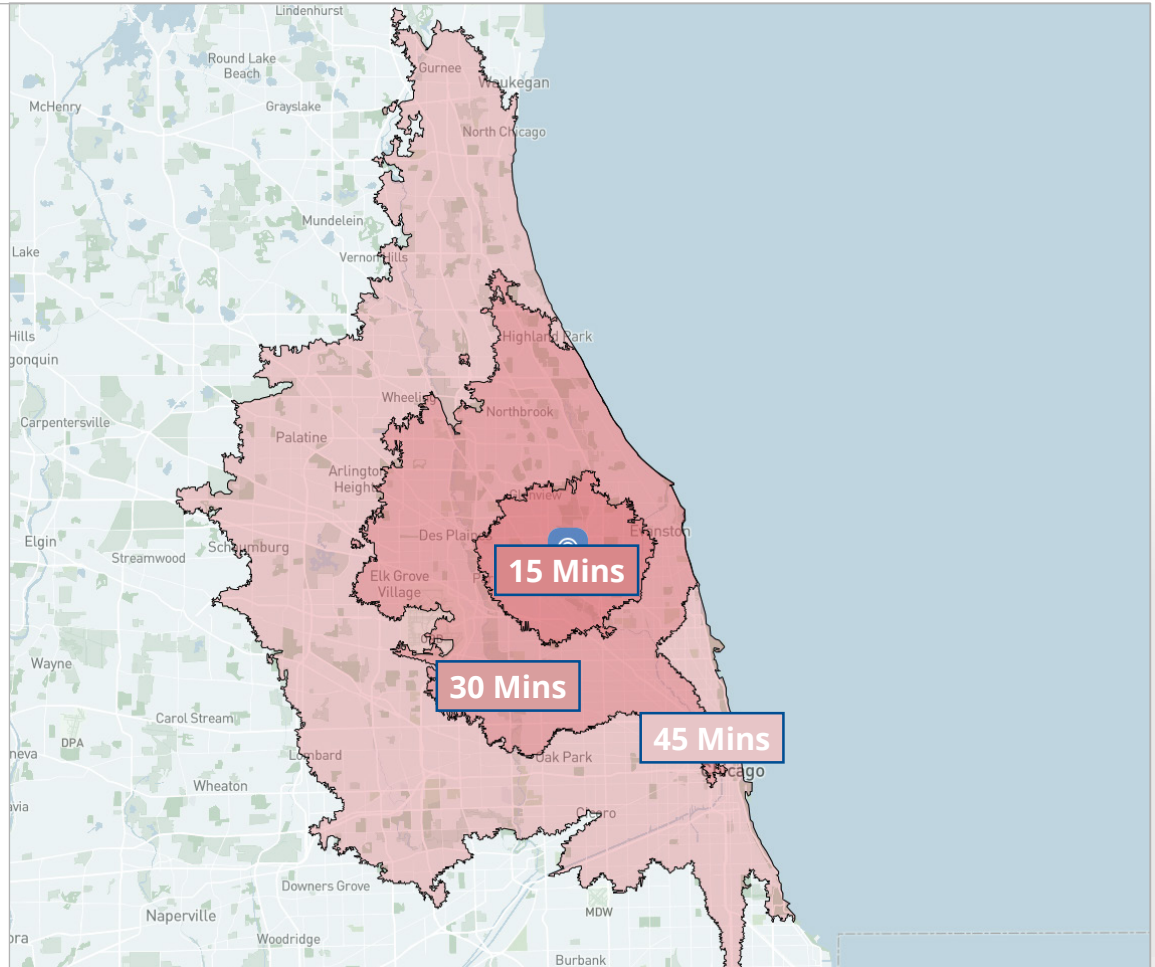
**FORKLIFT
DRIVERS**

\$23.87/hour



**MACHINE
OPERATOR**

\$22.34/hour



**Labor
Force**



**Total
Unemployment**



**Average Home
Price**



**Bachelors Degree
or Higher**

	Labor Force	Total Unemployment	Average Home Price	Bachelors Degree or Higher
15 MINUTES	187,825	6,718	\$491,331	49.61%
30 MINUTES	975,118	46,988	\$498,795	47.96%
45 MINUTES	2,162,147	113,574	\$428,638	47.60%

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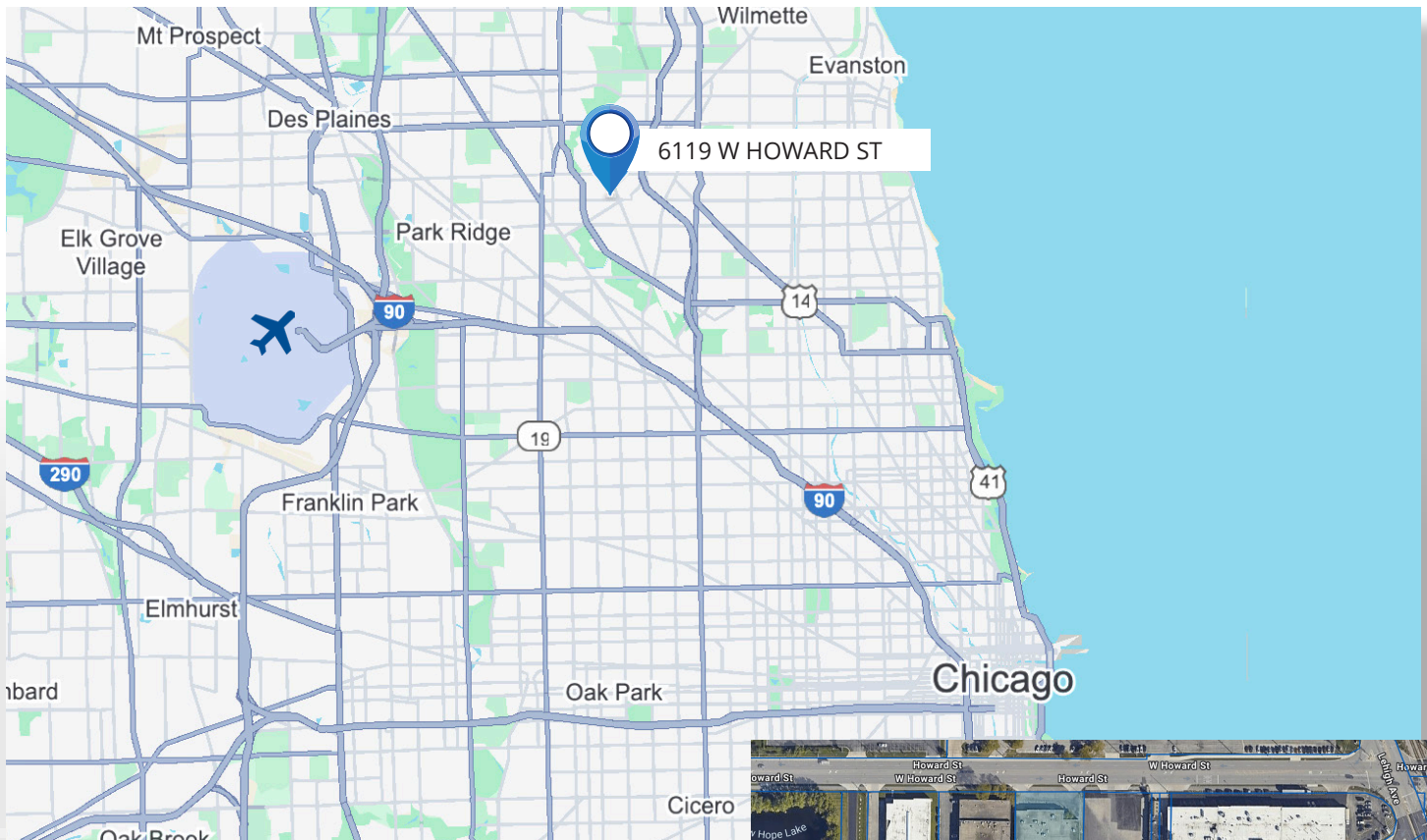
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Logistics:

- ▶ 2.6 Miles to I-94 | 7 Minutes
- ▶ 7.6 Miles to O'Hare | 15 Minutes
- ▶ 23 Miles to Midway | 29 Minutes
- ▶ 39.4 Miles to WI Border | 41 Minutes

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