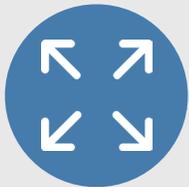


17,240 SF Industrial Sublease

1180 Atlantic Dr, West Chicago, IL 60185



Size
17,240 SF



Updated Office



Ample Parking



New Roof 2022



Property Summary

Total Building:	17,240 SF
Office Area:	2,200 SF
Built:	1990; Renovated 2019
Clear Height:	17'6"
Columns:	35' x 40'
Loading:	1 Loading Dock & 2 Drive-in Doors
Power:	1200 Amps @ 120/240 Volt 3 Phase
Parking:	31 Car Parking
Sublease Term:	Through August 31, 2029
Asking Rate:	\$11.00 PSF Modified Gross
Building Features:	

- ▶ Free Standing Building on 1 Acre Site
- ▶ Newly Remodeled Office Space
- ▶ New LED Lights throughout
- ▶ New Roof

Marat Safir
Principal, Founder
312.437.0237
marat@tmg-rea.com

Andris Lizenbergs
Senior Vice President
773.441.4246
andris@tmg-rea.com

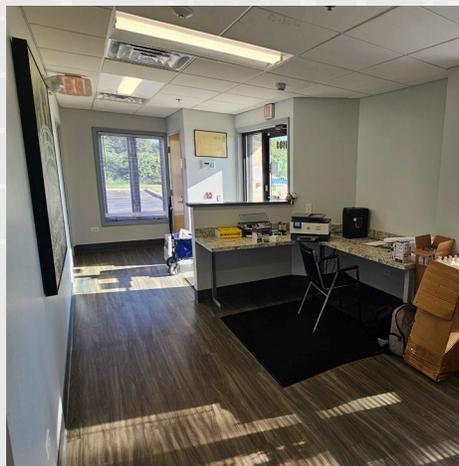
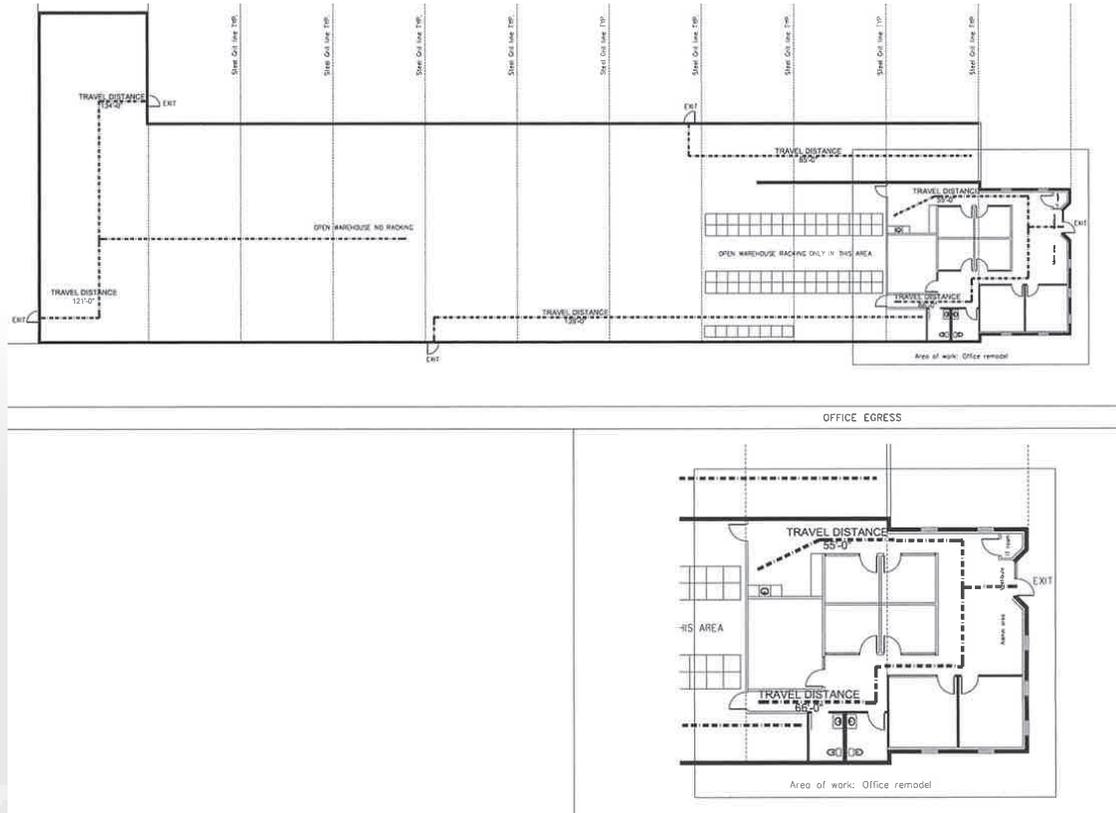
This information has been obtained from sources deemed reliable and is confidential. TMG Real Estate Advisors makes no guaranty, warranty or representation to its accuracy. You and your advisors should conduct an independent investigation of the property to determine the accuracy of the information.

17,240 SF Industrial Sublease



1180 Atlantic Dr, West Chicago, IL 6018

Office Plan



Marat Safir
Principal, Founder
312.437.0237
marat@tmg-rea.com

Andris Lizenbergs
Senior Vice President
773.441.4246
andris@tmg-rea.com

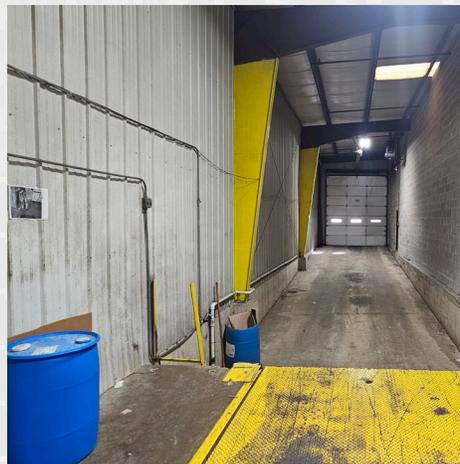
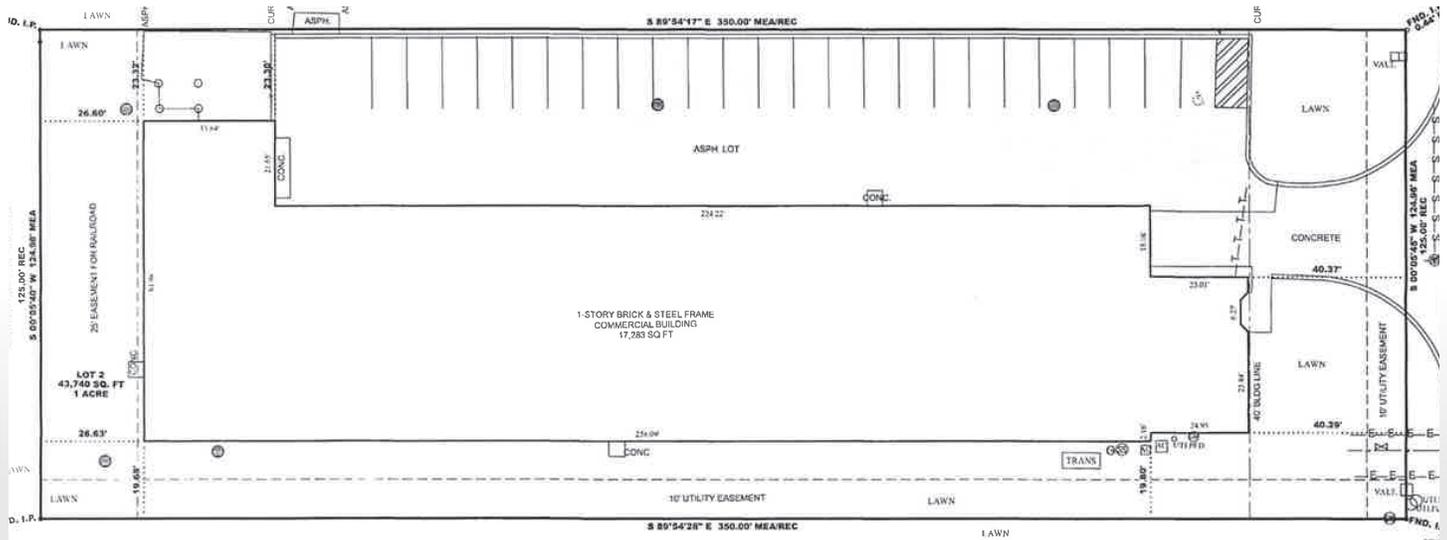
This information has been obtained from sources deemed reliable and is confidential. TMG Real Estate Advisors makes no guaranty, warranty or representation to its accuracy. You and your advisors should conduct an independent investigation of the property to determine the accuracy of the information.

17,240 SF Industrial Sublease



1180 Atlantic Dr, West Chicago, IL 6018

Unit Plan



Marat Safir
Principal, Founder
312.437.0237
marat@tmg-rea.com

Andris Lizenbergs
Senior Vice President
773.441.4246
andris@tmg-rea.com

This information has been obtained from sources deemed reliable and is confidential. TMG Real Estate Advisors makes no guaranty, warranty or representation to its accuracy. You and your advisors should conduct an independent investigation of the property to determine the accuracy of the information.

17,240 SF Industrial Sublease



1180 Atlantic Dr, West Chicago, IL 6018

Labor & Demographics



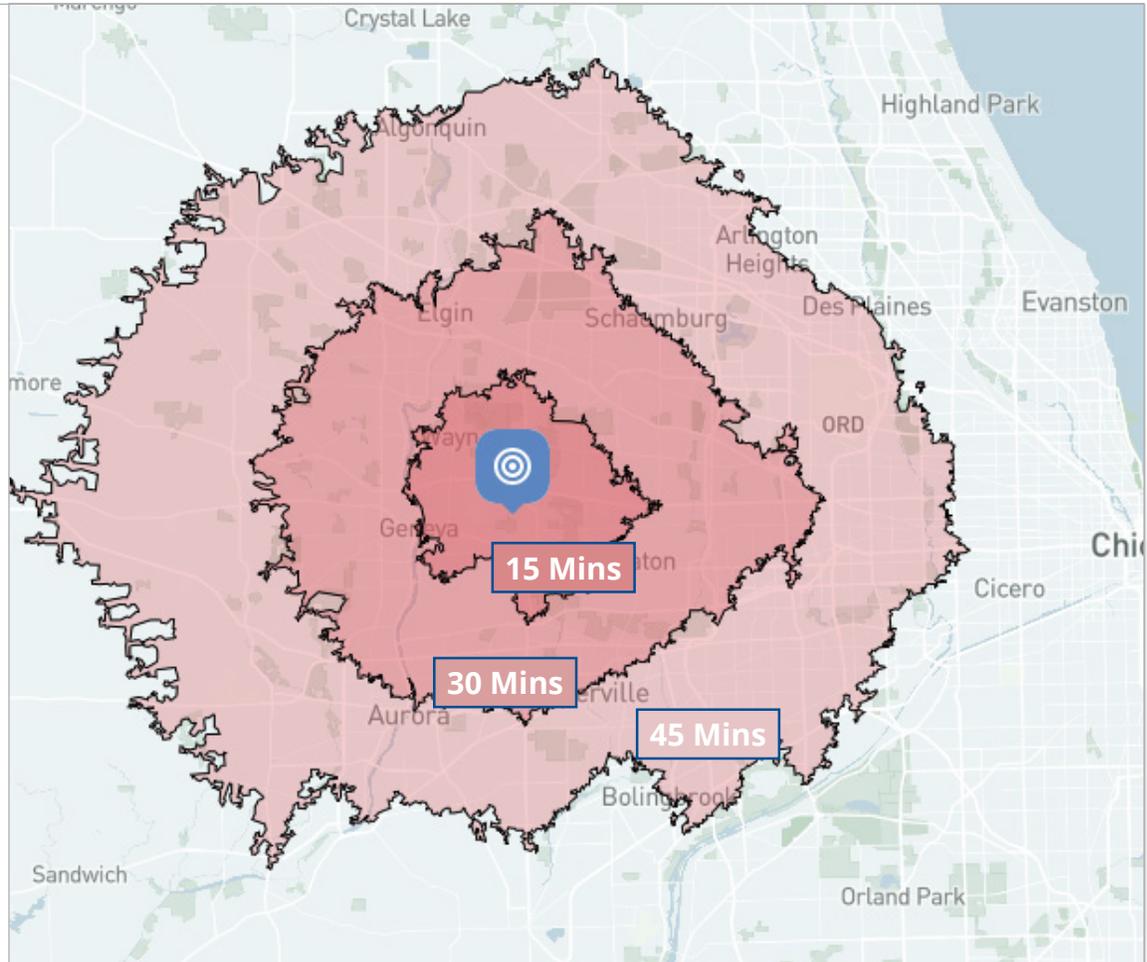
WAREHOUSE WORKERS
\$20.97/hour



FORKLIFT DRIVERS
\$23.87/hour



MACHINE OPERATOR
\$24.88/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	134,402	5,295	\$350,362	49.61%
30 MINUTES	686,944	30,495	\$359,17	47.96%
45 MINUTES	1,552,524	69,292	\$347,079	47.60%

Marat Safir
Principal, Founder
312.437.0237
marat@tmg-rea.com

Andris Lizenbergs
Senior Vice President
773.441.4246
andris@tmg-rea.com

This information has been obtained from sources deemed reliable and is confidential. TMG Real Estate Advisors makes no guaranty, warranty or representation to its accuracy. You and your advisors should conduct an independent investigation of the property to determine the accuracy of the information.