



**WAREHOUSE / INDUSTRIAL OR FLEX SPACE WITH ADDITIONAL LAND**

**PROPERTY INFORMATION**

- 60,000 +/- Sq. Ft. of total land
- 3 total buildings and two large parcels of land
- Total buildings Sq. Ft. is approx. 41,000 Sq. Ft
- One building is 3 bay bow truss building with approximately 21,000 SF of space
- Each bow truss section can be divided creating 7000 SF sections
- North side land used currently for parking and truck storage
- 13' to 20' ceiling heights throughout
- By-level office area with classrooms, offices, and storage
- Four 12' garage doors that drive directly into the space
- 600 Amp 3 phase electric
- Second Building has 1 story office and reception attached to

- drive through warehouse with 20' ceilings
- Second lot located just south of property with access from the alley
- Great location for easy access to highways and surrounding neighborhoods
- Currently run as auto body and repair shop but could be warehouse and distribution, goods manufacturing, artist studio or office with retail
- Favorable zoning for many uses

<b>2023 TAXES</b>	\$31,250
<b>ALDERMAN/WARD ZONED</b>	SAMANTHA NUGENT / 39TH C1-1
<b>PRICE</b>	UPON REQUEST

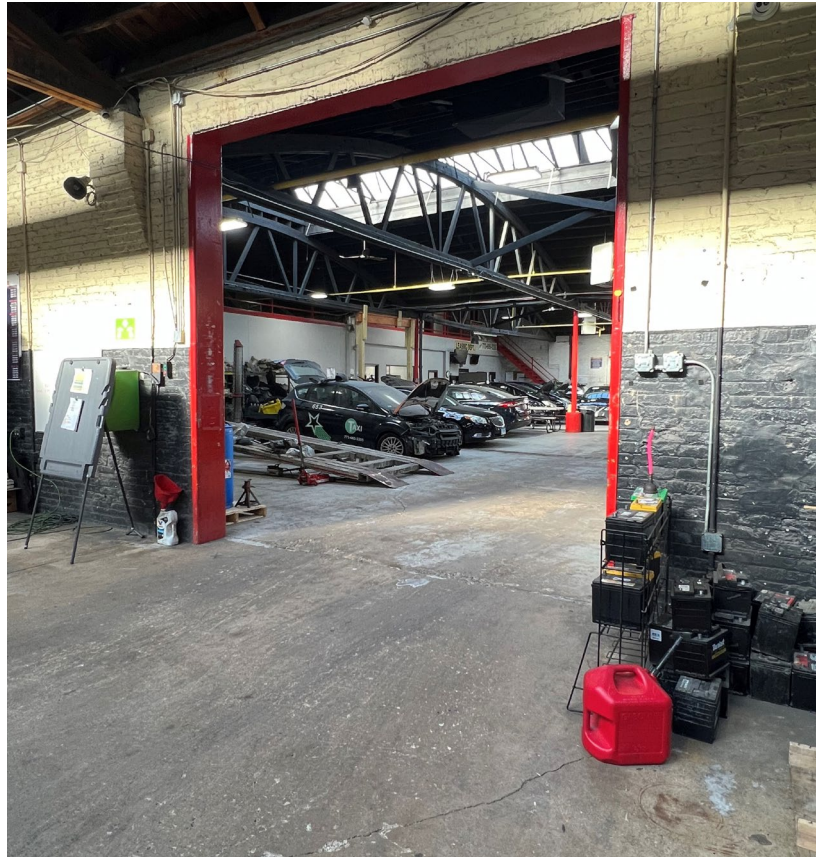
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## PORTAGE PARK

As the city's streetcar line was extended in the early 20th century, residents discovered Portage Park, a small enclave on the city's Northwest Side.

The neighborhood was a breath of fresh air for residents escaping crowded city tenements. Today's residents still enjoy the respite that the neighborhood offers, along with its beautiful parks and access to public transit.

Homes are at the heart of this community, which is part of Chicago's historic Bungalow Belt. The majority of homes are classic bungalows or single-family homes, with a few condominium buildings in the mix.

Portage Park's namesake park in the neighborhood's center is the largest on the city's Northwest Side. A community gem since 1913, the park has walking trails, playgrounds, wide-open spaces, and a pool that was used for the U.S. Olympic Team time trials in the 1970s.

Along Irving Park Road there is an eclectic mix of eateries including traditional steakhouses, classic diners, and casual coffee shops. There are also bars ranging from trendy cider houses and breweries to small dives and karaoke hotspots. Shopping is abundant in the Six Corners area with a resurgence of new shops.

Portage Park is accessible by the CTA Blue Line's Montrose Station and Metra's Milwaukee District North stop just west of the expressway.







## AREA DEMOGRAPHICS

### POPULATION ESTIMATE

1 MILE

54,201

3 MILE

433,111

5 MILE

1,161,623

### ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$128,142

3 MILE

\$130,535

5 MILE

\$132,952