

9708 W FOSTER AVE
CHICAGO, ILLINOIS



$\pm 12,348$ SF WAREHOUSE ON 0.49 ACRE SITE
EASILY DIVISIBLE TO TWO $\pm 6,000$ SF UNITS // AVAILABLE FOR SALE

Matt Cowie

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John Marks

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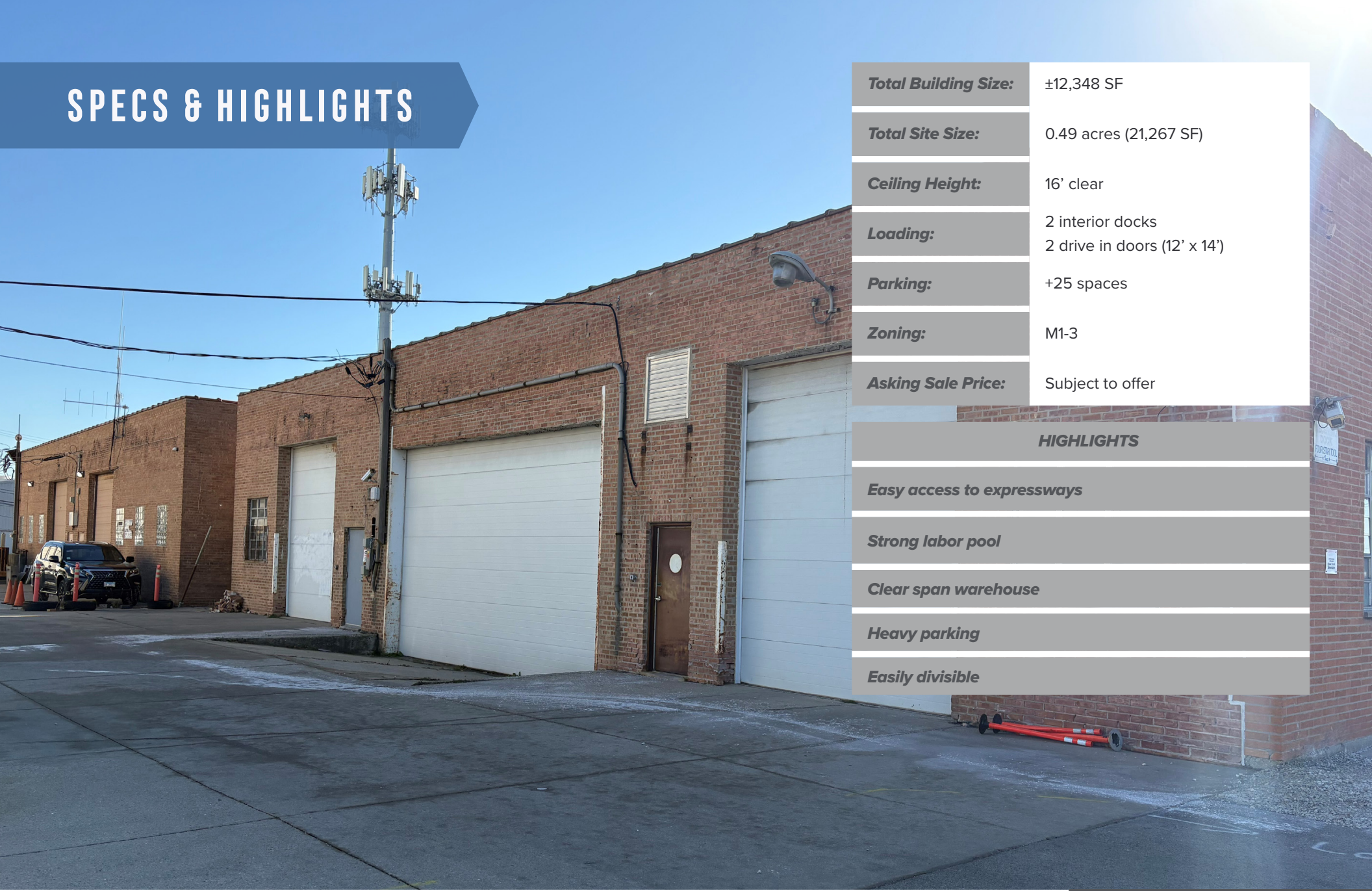
Larry Goldwasser, SIOR

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CBRE, Inc

321 N Clark Street
Suite 3400
Chicago, IL 60654

SPECS & HIGHLIGHTS



Total Building Size:	±12,348 SF
Total Site Size:	0.49 acres (21,267 SF)
Ceiling Height:	16' clear
Loading:	2 interior docks 2 drive in doors (12' x 14')
Parking:	+25 spaces
Zoning:	M1-3
Asking Sale Price:	Subject to offer

HIGHLIGHTS

Easy access to expressways

Strong labor pool

Clear span warehouse

Heavy parking

Easily divisible

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AERIAL VIEW



*Walking Distance to
Retail Amenities*



FASHION OUTLETS
CHICAGO



W FOSTER AVE

N RIVER RD



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ACCESS MAP



*Close Proximity to O'Hare
Airport, Public Transportation,
and Expressways*



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PROPERTY PHOTOS



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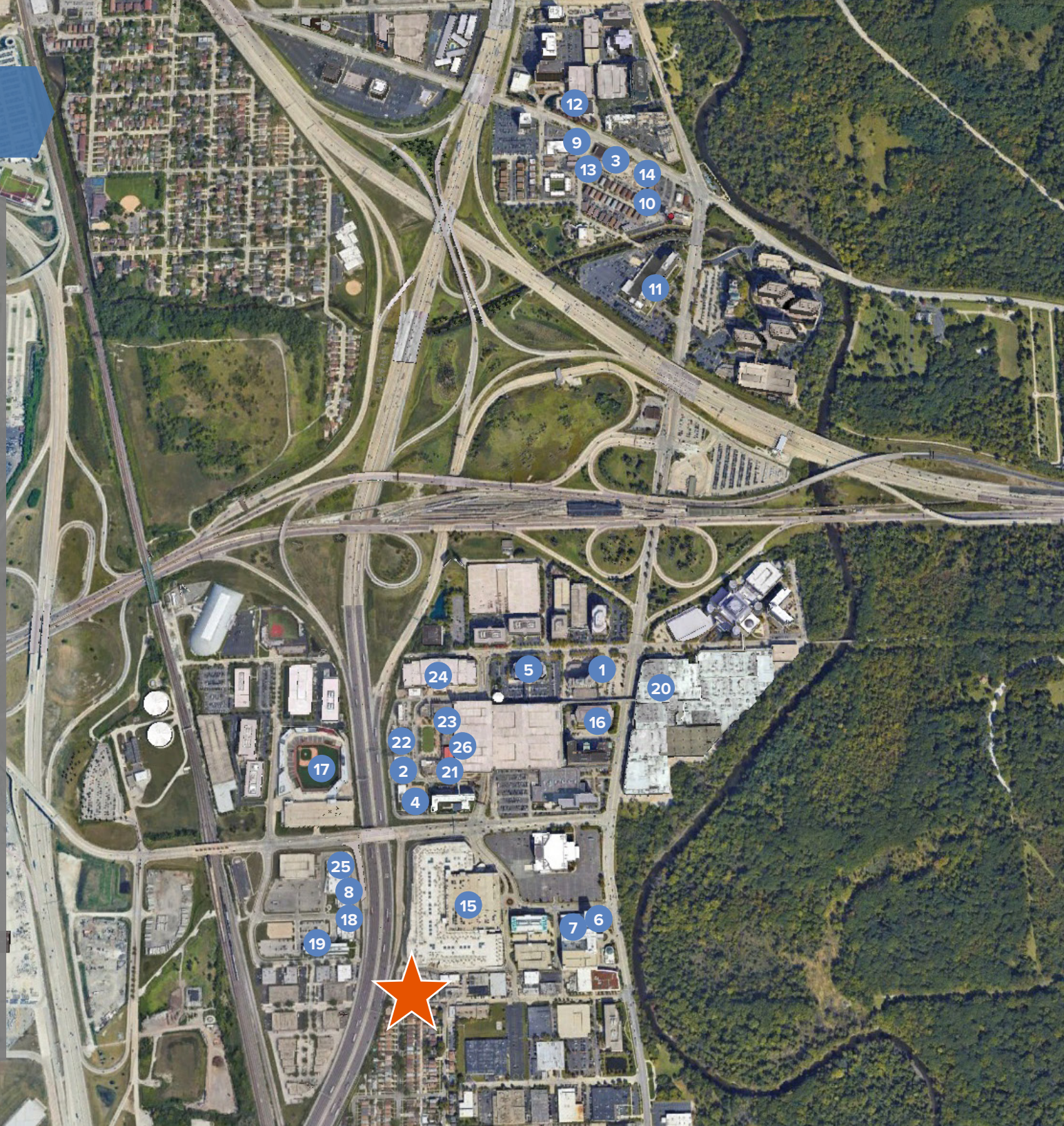
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LOCAL AMENITIES

- 1 Starbucks
- 2 Crust Brewing
- 3 Big Chicken
- 4 Fogo de Chao
- 5 Morton's Steakhouse
- 6 The Capital Grille
- 7 McCormick & Schmick's
- 8 Truluck's
- 9 Taco Bell
- 10 Giordano's
- 11 McDonald's
- 12 Cilantro Taco Grill
- 13 Small Cheval
- 14 Stan's Donuts
- 15 Fashion Outlets of Chicago
- 16 Gibson's Bar & Steakhouse
- 17 Impact Field
- 18 Carmine's Rosemont
- 19 Thorn Restaurant & Lounge
- 20 Donald E. Stephens Convention Center
- 21 Fat Rosie's Taco & Tequila Bar
- 22 iFLY
- 23 King's Dining & Entertainment
- 24 AMC Theaters
- 25 Dave & Buster's
- 26 Sugar Factory





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