

MAJOR CAPITAL IMPROVEMENTS:

- NEW ROOF (SUMMER 2025)
- NEW BOILER / HEAT SYSTEM (WINTER 2025)

SALE / LEASE

4437-47 W. Rice Street

Chicago, IL 60651

PRESENTED BY:

DAVID PERNICE

O: 847.233.1115

david.pernice@svn.com

JOHN JOYCE, CCIM SIOR

O: 847.233.1178

john.joyce@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|----------------------------------------|
| SALE PRICE: | \$1,150,000 |
| LEASE RATE: | \$10.50 SF/yr (MG) |
| BUILDING SIZE: | 21,978 SF |
| LOT SIZE: | 15,425 SF |
| YEAR BUILT: | 1942 |
| RENOVATED: | 2009 |
| SUBMARKET: | North Chicago |
| APN: | 16-03-321-005 through 16-03-321-009 |

DAVID PERNICE
O: 847.233.1115
david.pernice@svn.com

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O: 847.233.1178
john.joyce@svn.com

PROPERTY OVERVIEW

Free-standing manufacturing warehouse property located with versatility and functionality in Chicago's Northwest Industrial Corridor – this industrial manufacturing building is a beacon of opportunity for a wide array of industrial uses. Situated in a prime location within this thriving economic hub, this facility offers the ideal canvas for businesses seeking a space that adapts seamlessly to their unique needs.

With its expansive layout and flexible floor plan, this building provides ample space for various manufacturing processes, warehousing, and many other industrial sectors.

Strategic location within the Northwest Industrial Corridor provides unrivaled access to major transportation arteries, including I-90 and I-290, facilitating seamless connectivity for shipping and distribution. Moreover, proximity to Chicago's central business district and major airports enhances accessibility for clients, partners, and suppliers alike.

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Complete New Roof - Summer 2025
- New Boiler / Heat System Installed - Winter 2025
- Functional Manufacturing Facility
- Zoning: PMD 9
- Opportunity Zone
- Enterprise Zone
- Public Transportation: Chicago Ave. Bus Route
- 37th Ward, Alderman Emma Mitts
- Heavy Power

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LOCATION OVERVIEW



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Positioned within close proximity to major transportation routes and key amenities, the property offers convenient access to Chicago Avenue and major highways, enhancing its appeal for businesses seeking logistical efficiency.

The thriving Northwest Industrial corridor within the vibrant West Humboldt Park neighborhood! This dynamic industrial property offers unparalleled accessibility, strategically positioned just 10-15 minutes from both I-90 and I-290. With the pulse of the city just a 20-minute drive away, your business enjoys seamless connectivity to the bustling Chicago Central Business District.

Proximity to two major airports, facilitating effortless travel for clients, partners, and employees alike. Plus, with the recent construction of the state-of-the-art Chicago Police and Fire Academies' 600,000 Sq. Ft. facility nearby, your business benefits from the added security and prestige of sharing space with these essential community institutions.

This prime location isn't just about accessibility; it's about tapping into the energy of a neighborhood on the rise. West Humboldt Park's revitalization efforts are palpable, with a diverse mix of businesses and cultural amenities sprouting up around every corner. From artisanal eateries to innovative startups, this area is poised for growth – and your business can be at the forefront of this exciting transformation.

DAVID PERNICE

O: 847.233.1115

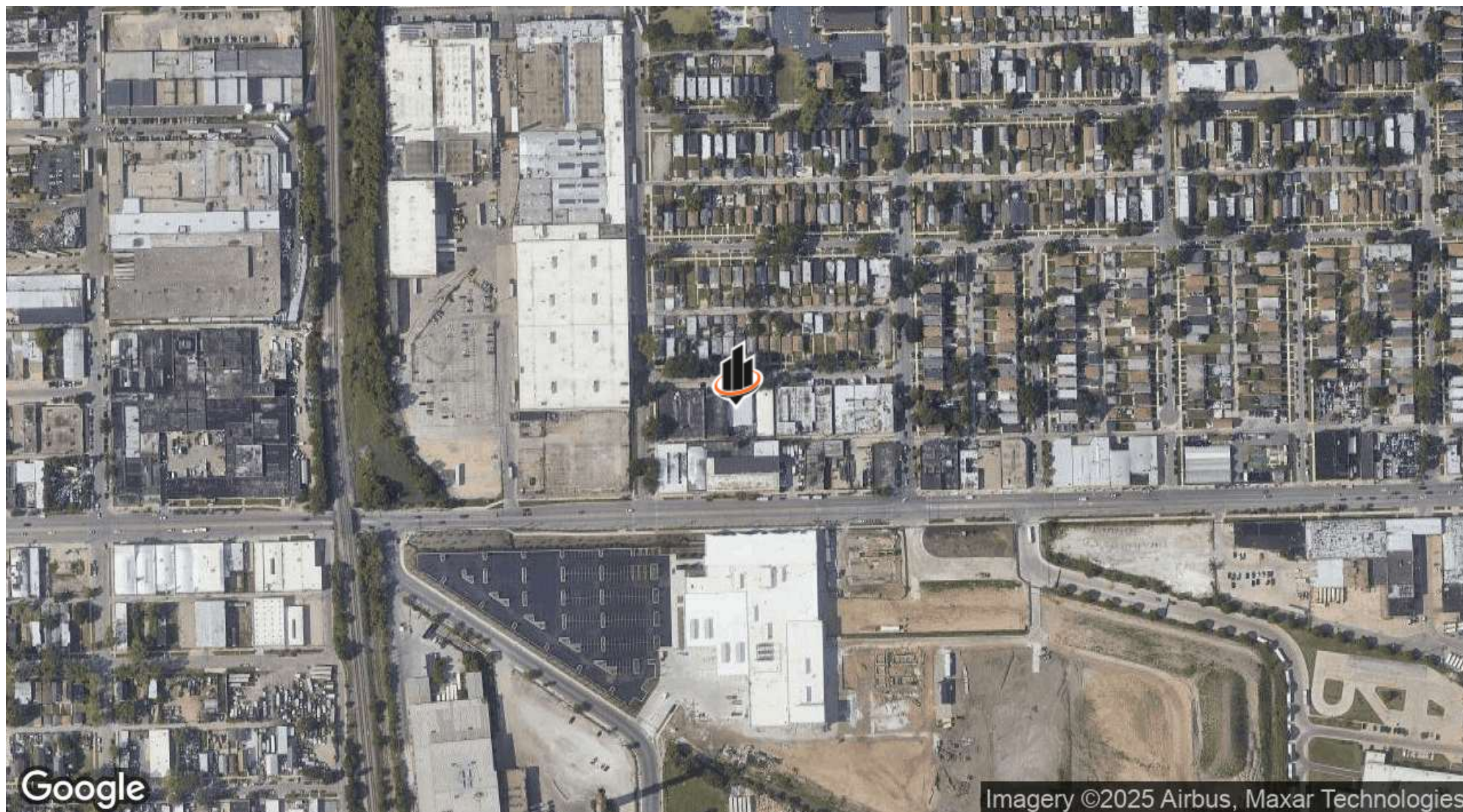
david.pernice@svn.com

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LOCATION MAP



DAVID PERNICE
O: 847.233.1115
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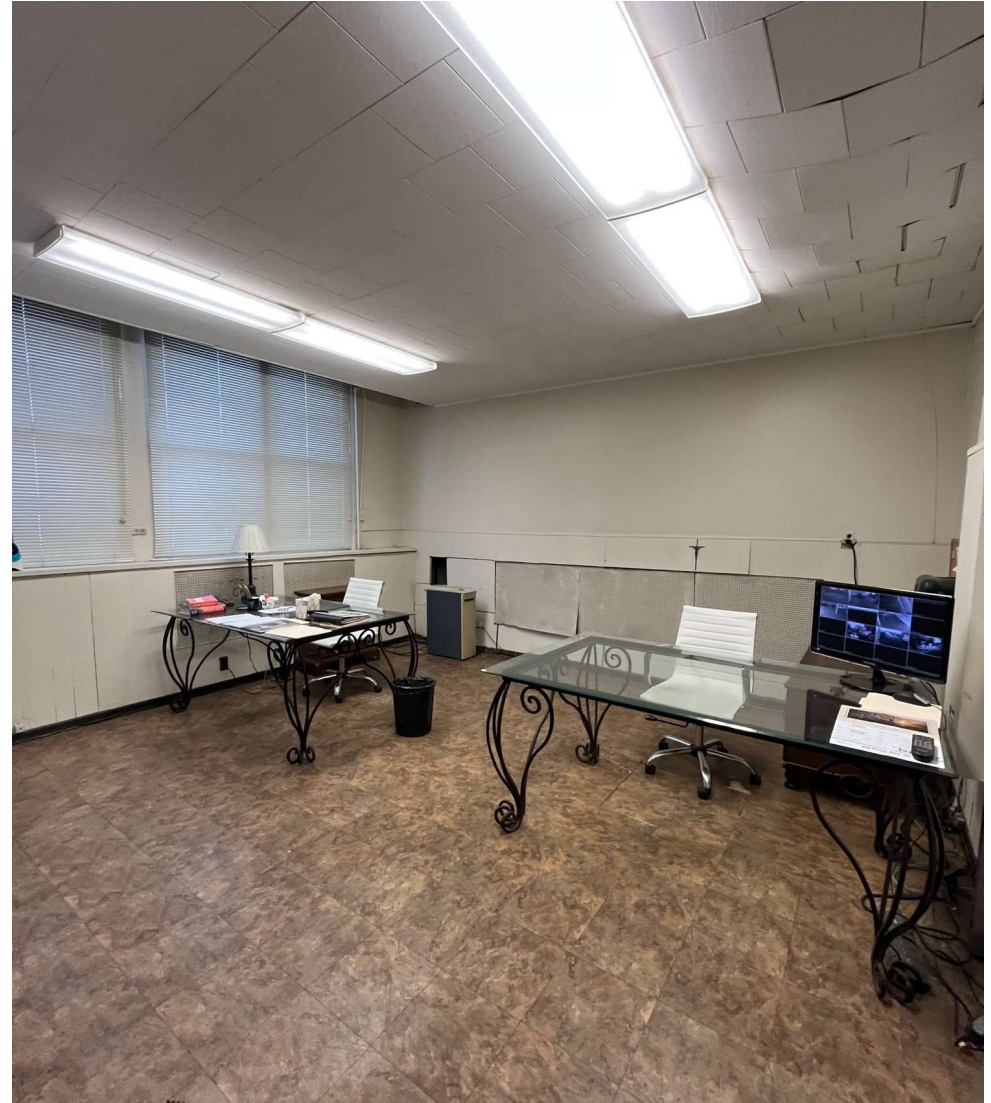
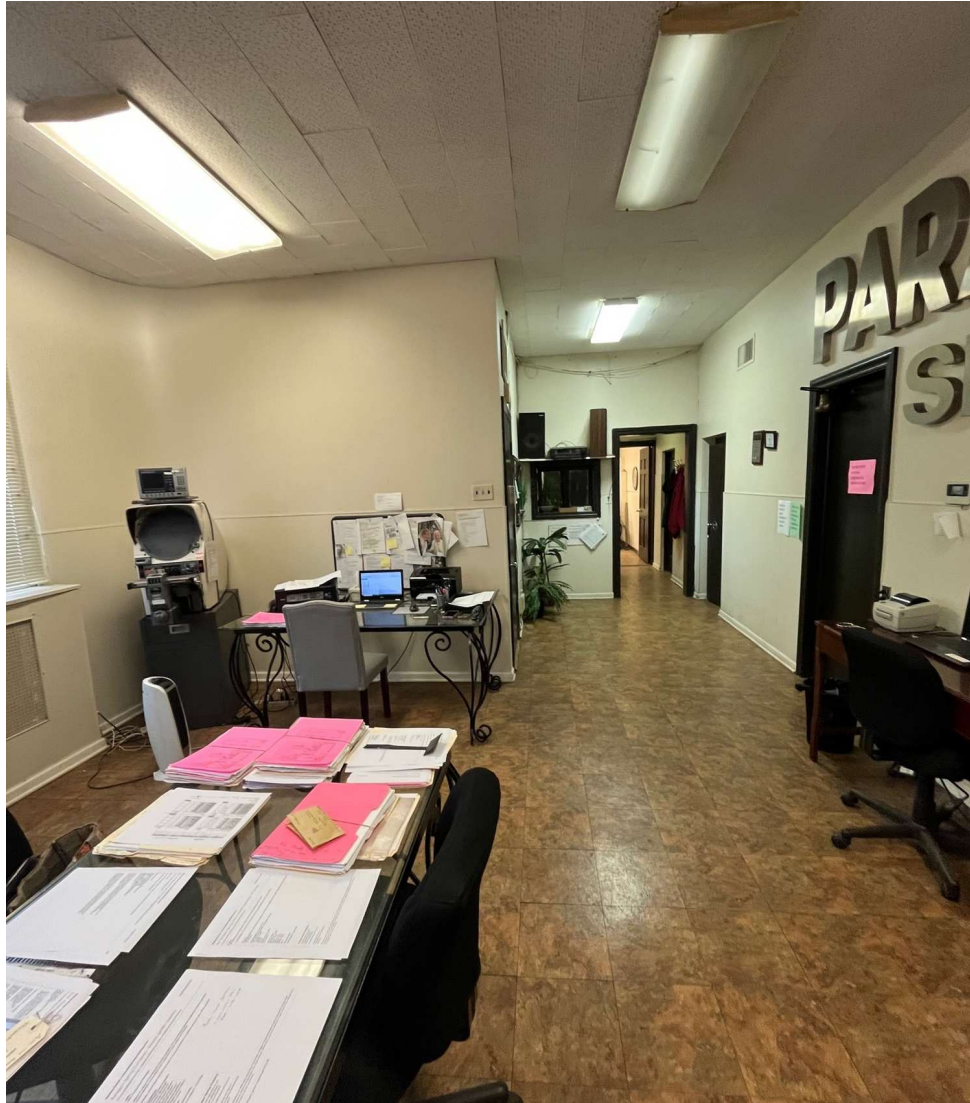
JOHN JOYCE, CCIM SIOR
O: 847.233.1178
john.joyce@svn.com

4437-4447 W. RICE STREET | Chicago, IL 60651

SVN | CHICAGO COMMERCIAL

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INTERIOR PHOTOS



DAVID PERNICE
O: 847.233.1115
david.pernice@svn.com

JOHN JOYCE, CCIM SIOR
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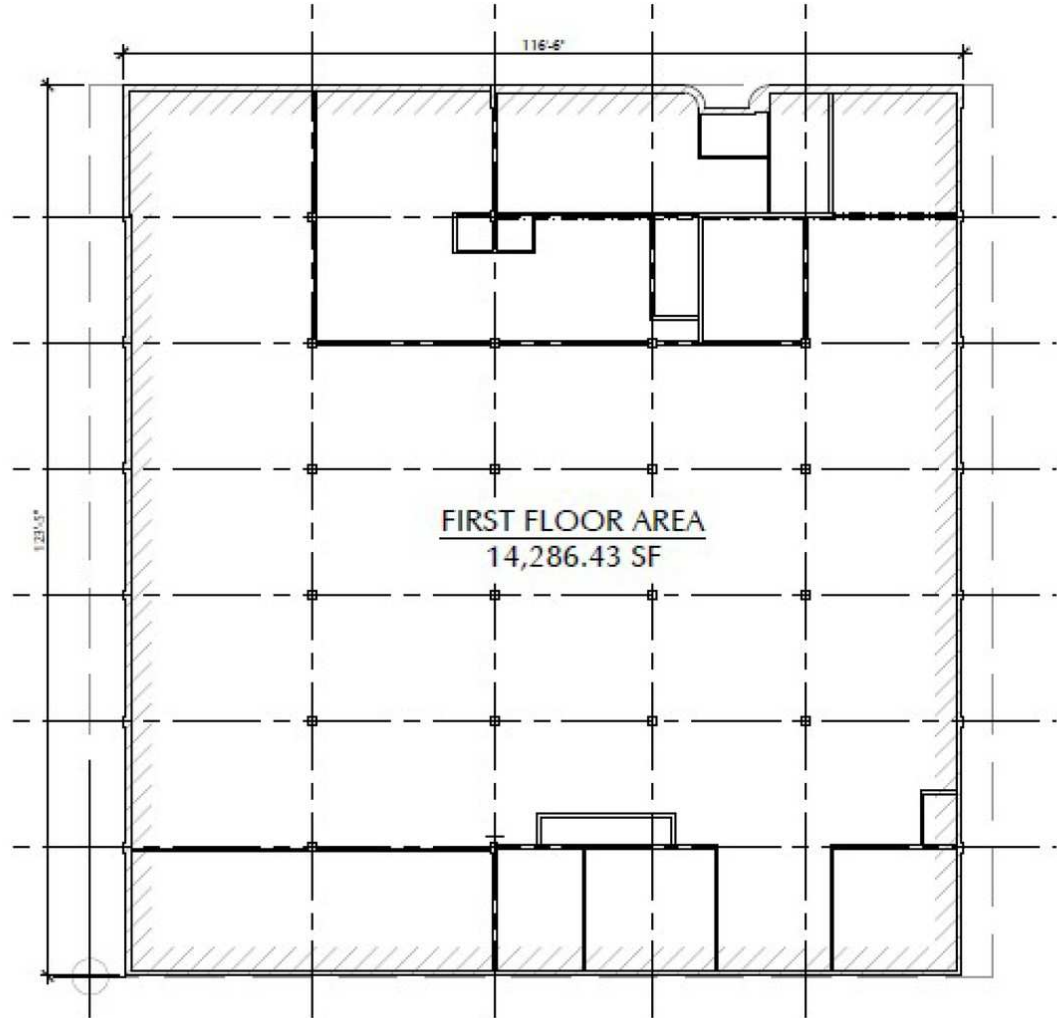
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FIRST FLOOR



BASED ON CAD CALCULATION

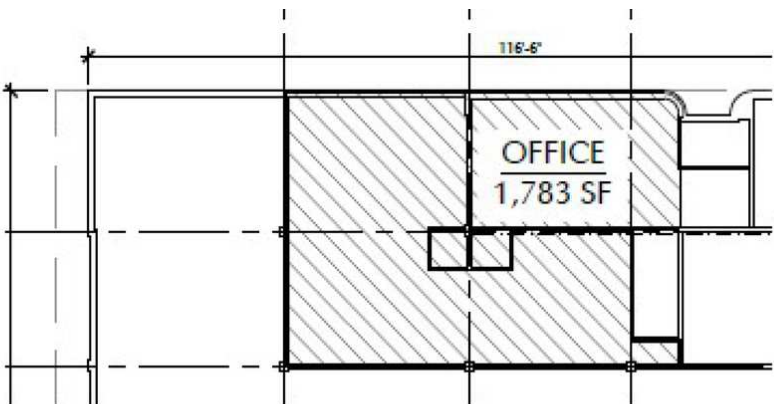
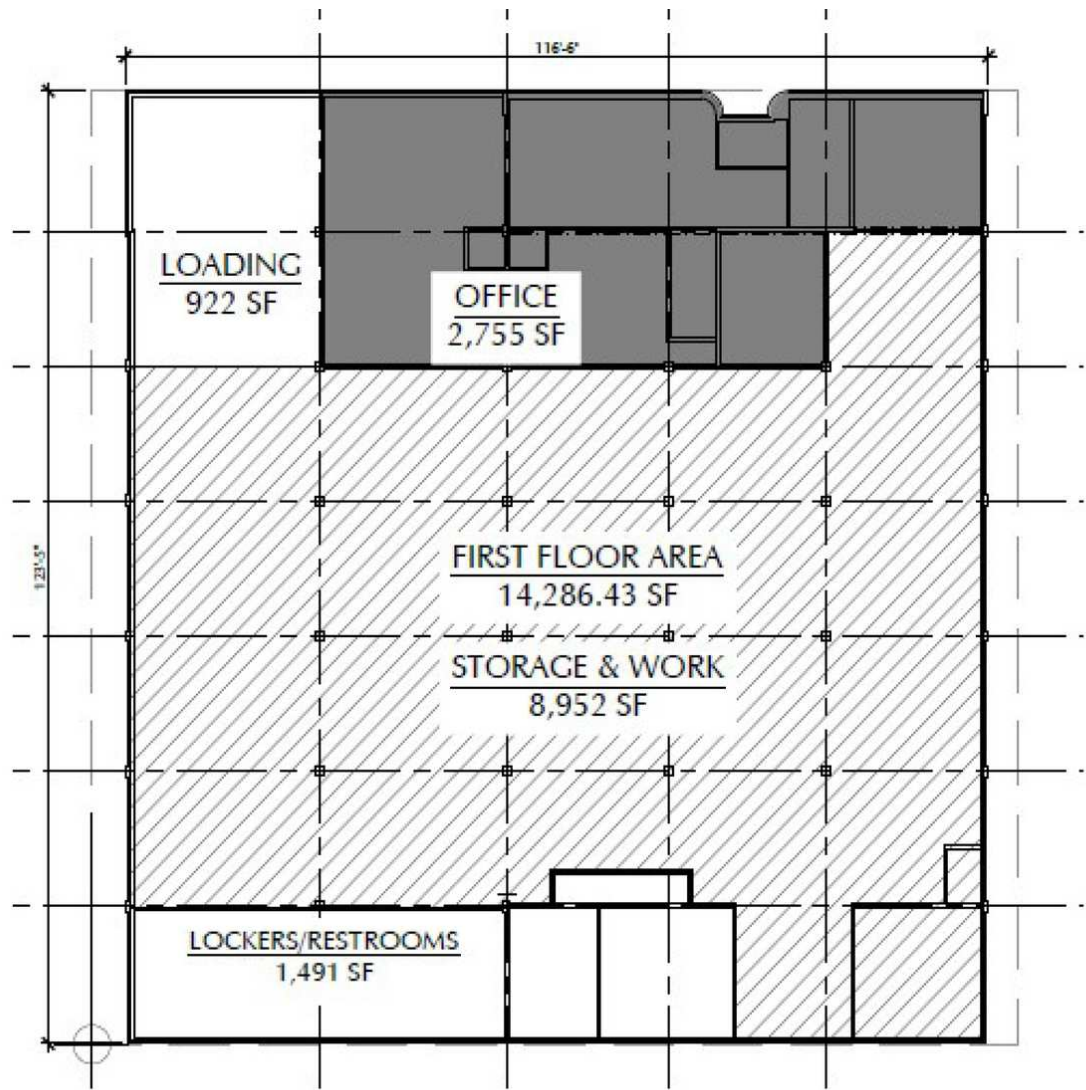
FIRST FLOOR AREA: 14,286.43 SF
SECOND FLOOR AREA: 7,691.43 SF
BASEMENT AREA: 622.54 SF

TOTAL: 22,600.40 SF

TITLE: FIRST FLOOR AREA CALCULATIONS SCALE: 1/16" = 1'-0"

DAVID PERNICE JOHN JOYCE, CCIM SIOR
O: 847.233.1115 O: 847.233.1178
david.pernice@svn.com john.joyce@svn.com

FIRST FLOOR (DETAIL)



TENANT OFFICE AREA - 1,783 SF +/-

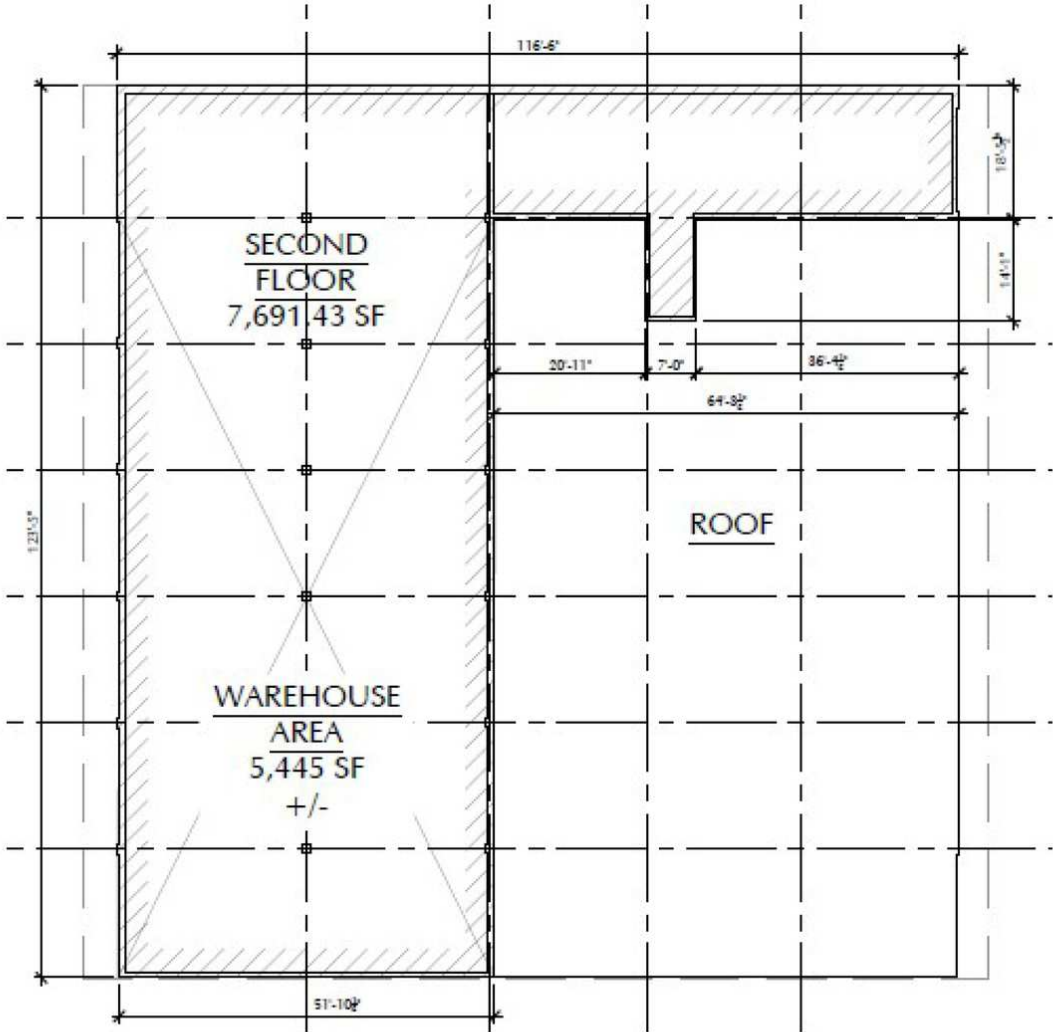
FIRST FLOOR SPACE ALLOCATION

| | |
|--------------------|---------------|
| OFFICE: | 2,755 SF +/- |
| STORAGE & WORK: | 8,952 SF +/- |
| LOADING: | 922 SF +/- |
| LOCKERS RESTROOMS: | 1,492 SF +/- |
| EXTERIOR WALLS: | 166.43 SF +/- |

FIRST FLOOR AREA: 14,286.43 SF

DAVID PERNICE JOHN JOYCE, CCIM SIOR
O: 847.233.1115 O: 847.233.1178
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SECOND FLOOR



BASED ON CAD CALCULATION

| | |
|--------------------|--------------|
| FIRST FLOOR AREA: | 14,286.43 SF |
| SECOND FLOOR AREA: | 7,691.43 SF |
| BASEMENT AREA: | 622.54 SF |

TOTAL: 22,600.40 SF

TITLE: SECOND FLOOR AREA CALCULATIONS

SCALE: 1/16" = 1'-0"

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O: 847.233.1115
david.pernice@svn.com

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DEMOGRAPHICS MAP & REPORT

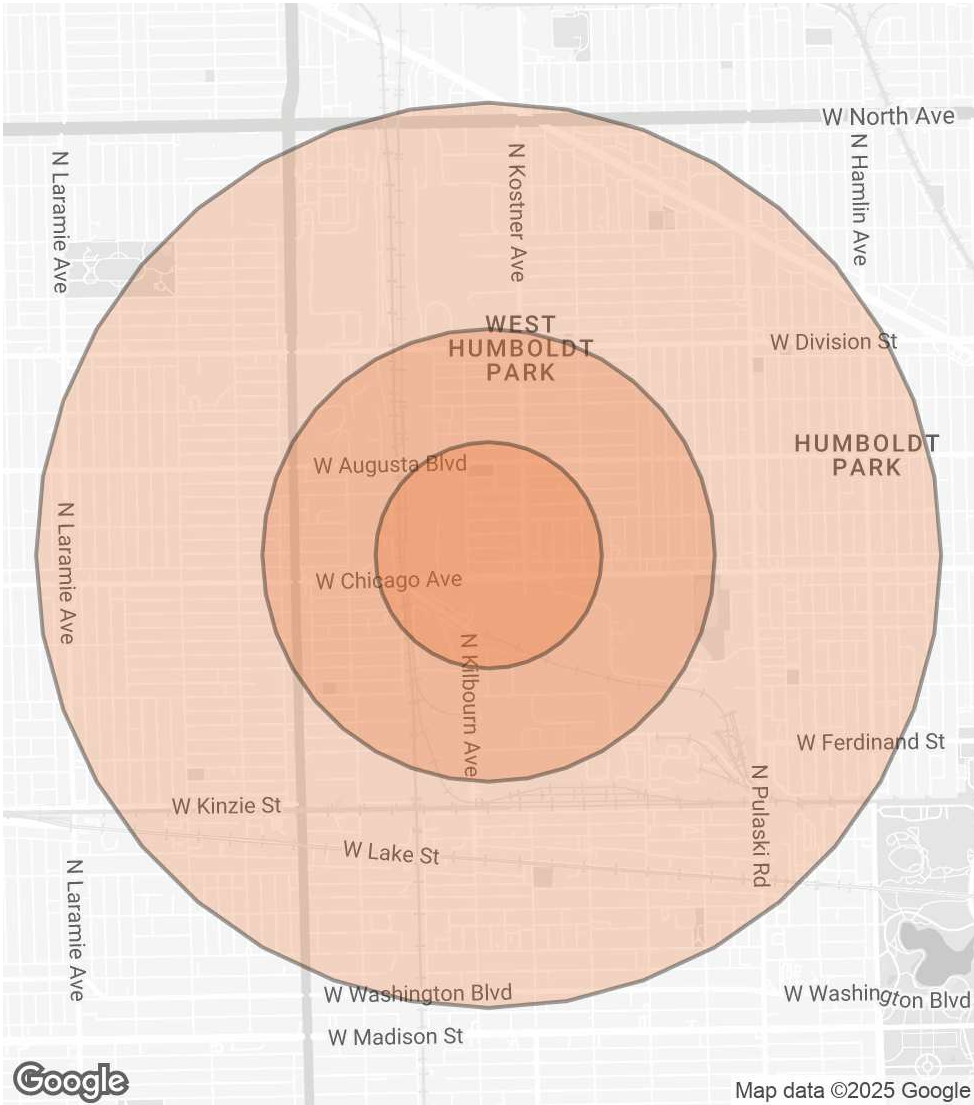
POPULATION 0.25 MILES 0.5 MILES 1 MILE

| | | | |
|----------------------|-------|-------|--------|
| TOTAL POPULATION | 1,438 | 6,987 | 42,777 |
| AVERAGE AGE | 27.2 | 28.6 | 31.9 |
| AVERAGE AGE (MALE) | 30.2 | 25.5 | 30.2 |
| AVERAGE AGE (FEMALE) | 28.6 | 33.0 | 34.2 |

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

| | | | |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 446 | 2,127 | 14,609 |
| # OF PERSONS PER HH | 3.2 | 3.3 | 2.9 |
| AVERAGE HH INCOME | \$40,973 | \$44,972 | \$41,921 |
| AVERAGE HOUSE VALUE | \$167,834 | \$183,772 | \$151,543 |

2020 American Community Survey (ACS)



DAVID PERNICE **JOHN JOYCE, CCIM SIOR**
O: 847.233.1115 O: 847.233.1178
david.pernice@svn.com john.joyce@svn.com

ADVISOR BIO



DAVID PERNICE

Vice President

david.pernice@svn.com
Direct: 847.233.1115 | Cell: 312.607.3300

PROFESSIONAL BACKGROUND

David Pernice serves as a vice president for SVN | Chicago Commercial, specializing in the sale and leasing of industrial property in Northern DuPage county, the O'Hare area, and the City of Chicago. With over thirteen years of commercial real estate experience, Pernice has secured numerous transactions with a career sales volume in excess of \$50 million.

Prior to joining SVN, Pernice served as a senior associate for Transwestern Commercial Real Estate in Rosemont, Illinois. His range of services included owner representation, tenant representation, build-to-suits, site acquisition, and investment acquisition and disposition. Previously, Pernice served as a senior project manager for Metro Wave, Inc., where he managed and completed new and existing commercial and industrial development projects throughout the Chicagoland area. In 2020, he served as Chairman of the Board of Biznet Business Networking of the Western Suburbs.

Pernice earned a bachelor's of art in Communications Management and a minor in Marketing from the University of Dayton in Ohio. In his free time, Pernice enjoys time with his family, golfing, biking, and sailing on Lake Michigan.

SVN | Chicago Commercial
10275 W. Higgins Road Suite 480
Rosemont, IL 60018
847.233.1178

| | |
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| O: 847.233.1115 | O: 847.233.1178 |
| david.pernice@svn.com | john.joyce@svn.com |

ADVISOR BIO



JOHN JOYCE, CCIM SIOR

Managing Director

john.joyce@svn.com

Direct: 847.233.1178 | Cell: 847.778.1254

PROFESSIONAL BACKGROUND

John Joyce, CCIM SIOR serves as Managing Director at SVN Chicago Industrial. Joyce delivers professional commercial real estate services by providing real-world solutions through an integrated platform. He also provides his clients with a unique competitive advantage through competency and diligence. He executes financial analysis, market analysis, and user decision analysis for commercial real estate users and owners.

Joyce views real estate decision-making in the context of the client’s overall strategic objectives and works at understanding each company’s productivity and profitability. He focuses on his client’s short-term real estate needs and long-term growth strategies to ensure the plan being implemented is aligned with both.

His focus is on providing real estate and supply chain solutions to distribution and warehouse companies throughout the Midwest on matters including: relocations, consolidations, site search analysis, build-to-suit alternatives, incentives, acquisition, disposition, and leasing services.

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Rosemont, IL 60018
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O: 847.233.1115

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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