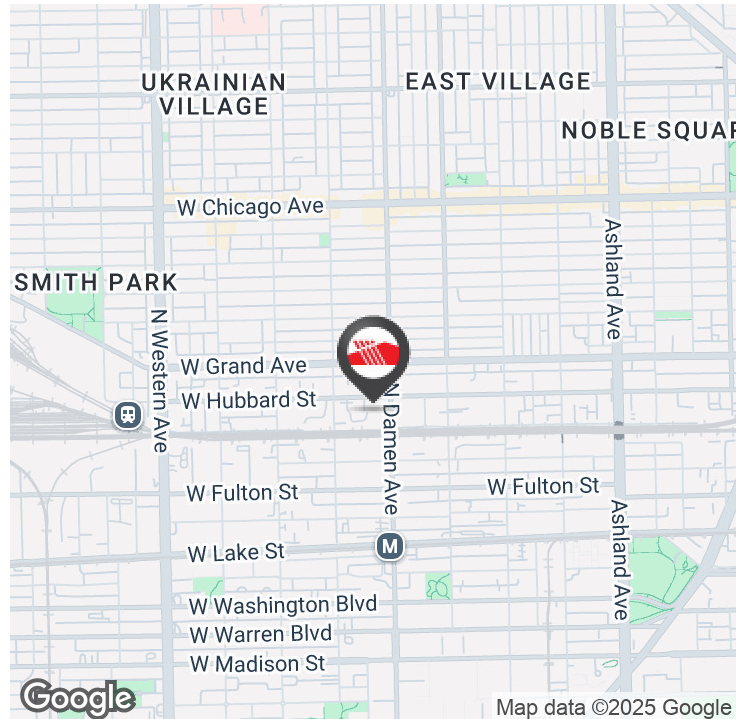




430 North Damen Avenue

Chicago, IL 60612



OFFERING SUMMARY

Available SF:	57,000 SF
Lease Rate:	\$2.90 SF/yr (NNN)
Lot Size:	1.3 Acres
Building Size:	10,500 SF
Zoning:	PMD-4
Market:	Chicago
Submarket:	Fulton
Traffic Count:	10,500

PROPERTY OVERVIEW

Uncover an exceptional leasing opportunity with this prime industrial property in the heart of Chicago Kedzie Industrial Corridor. Boasting 57,000 square feet fully improved and fenced in property with 10,500 SF building with multiple covered structures. This property is tailor-made for lumber yard, distribution, warehouse, or industrial use. With PMD-4 zoning, tenants enjoy the flexibility to tailor the space to their specific operational needs. Its strategic location ensures seamless access to major transportation routes, facilitating efficient logistics and distribution operations. Industrial tenants seeking a strong foothold in the thriving Chicago market will find this property to be the ideal leasing solution. Don't miss this rare chance to secure prime industrial space in a sought-after location and drive your operations to new heights.

PROPERTY HIGHLIGHTS

- - 57,000 square foot fully improved fenced in property with 10,500 SF building with multiple covered structures.
- - Ideal for lumber yard, distribution, warehouse, or industrial use
- - PMD-4 zoning for operational flexibility
- - Strategic location with easy access to transportation routes
- - Suitable for tenants seeking a strong foothold in the vibrant Chicago market

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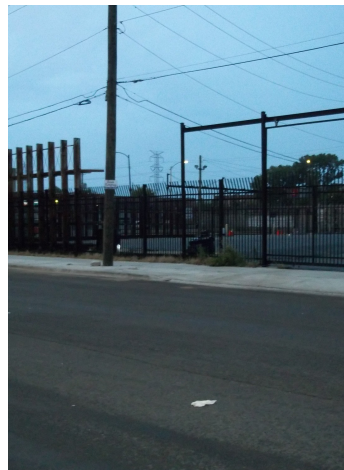
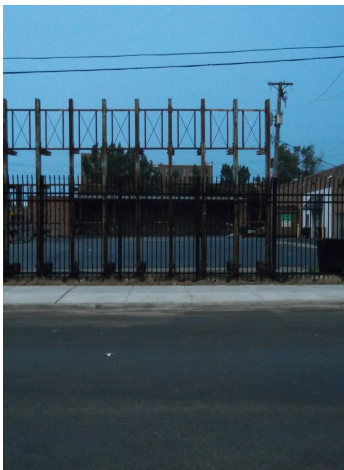
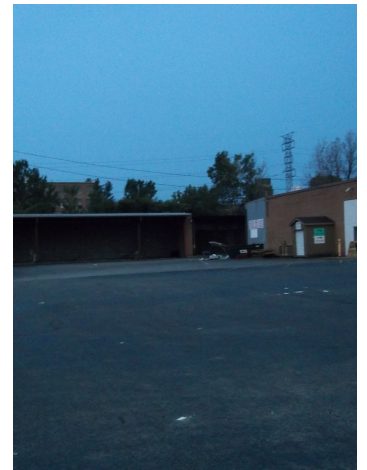
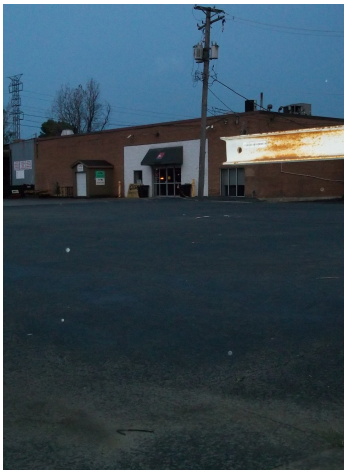
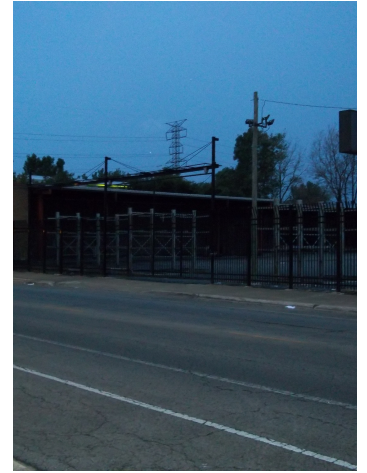
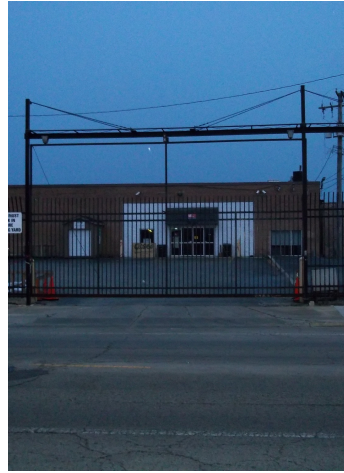
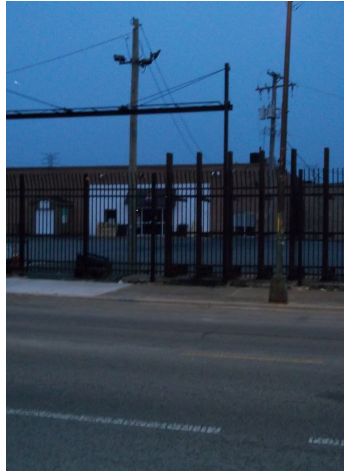
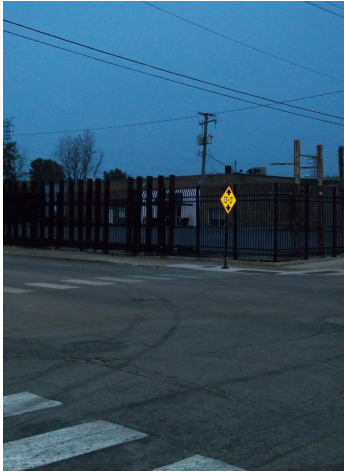
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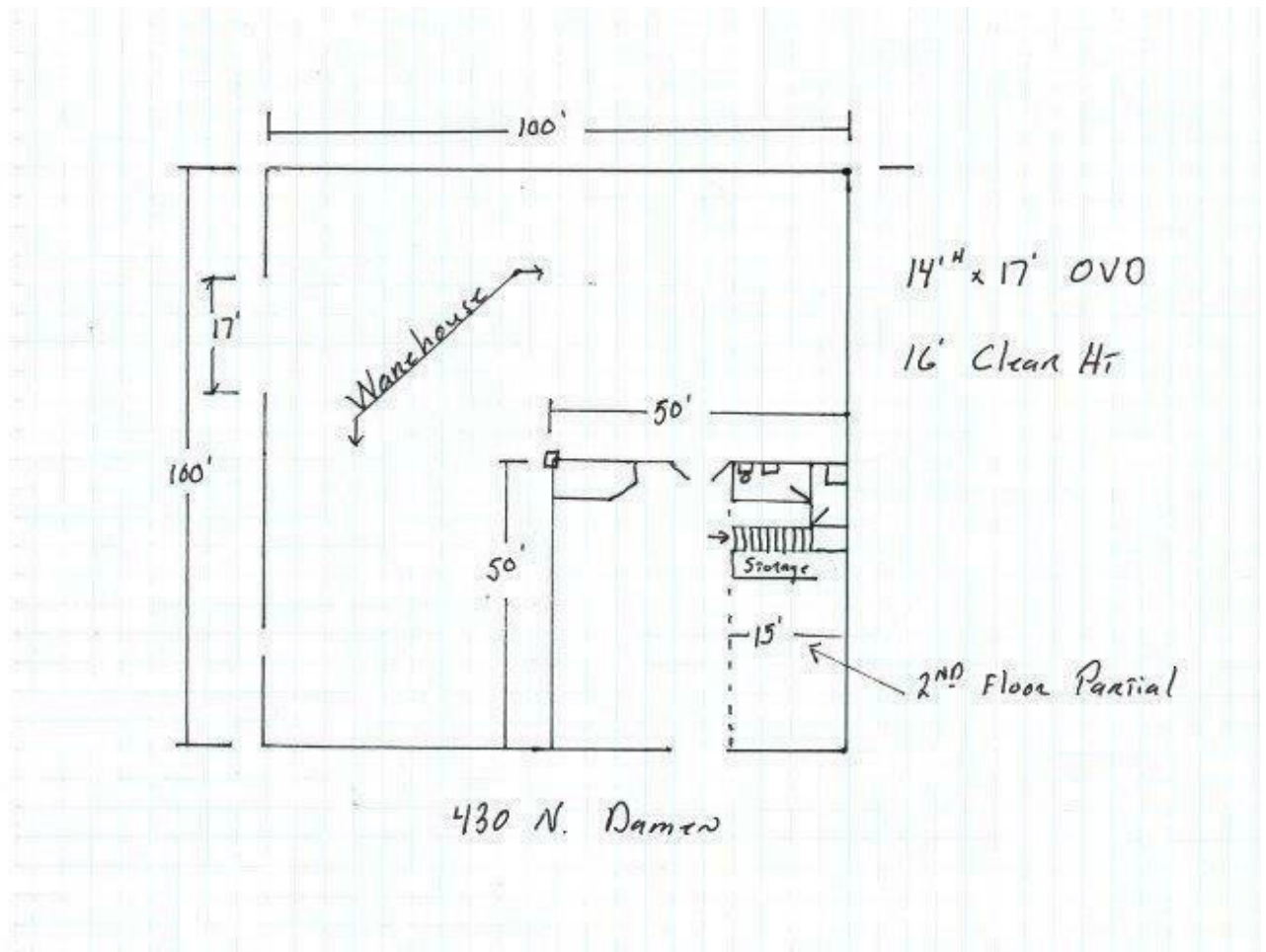
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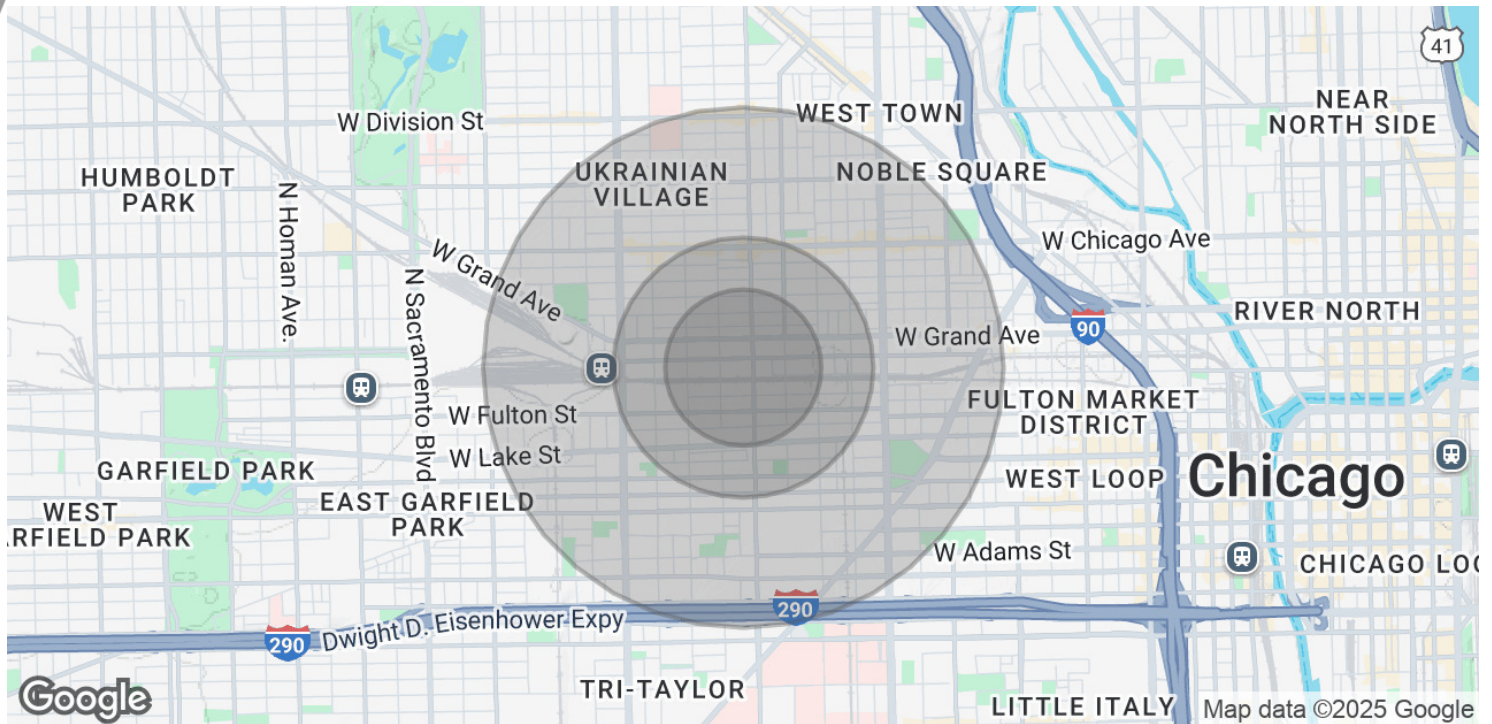
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,030	8,273	45,095
Average Age	37	36	37
Average Age (Male)	36	36	36
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	467	3,752	22,212
# of Persons per HH	2.2	2.2	2
Average HH Income	\$152,772	\$153,029	\$152,725
Average House Value	\$825,066	\$736,480	\$674,038

Demographics data derived from AlphaMap

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