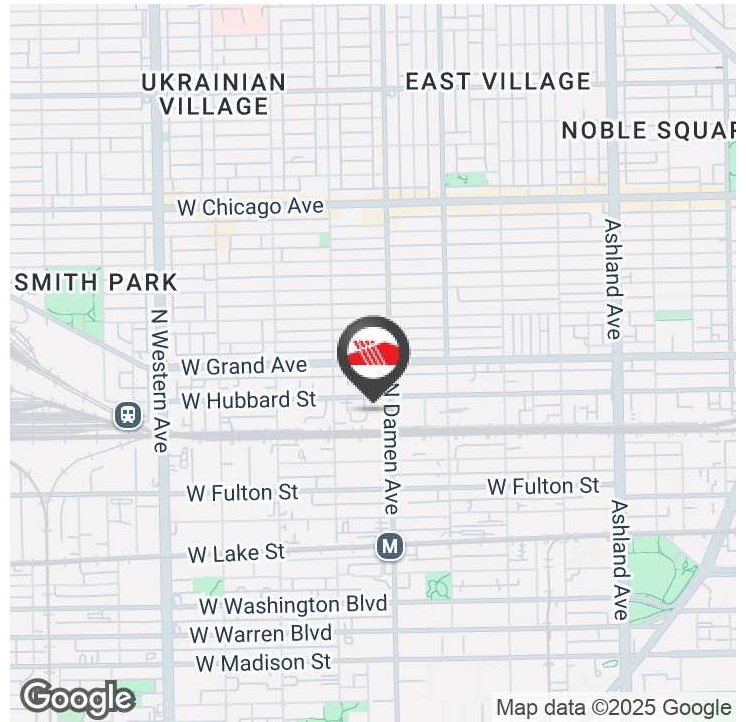




430 North Damen Avenue

Chicago, IL 60612



OFFERING SUMMARY

Available SF:	10,500 SF
Lease Rate:	\$16.50 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 10,500 square feet of versatile space, 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

- - 10,500 square feet of adaptable space with approximately a 45,000 SF fenced in Yard
- - 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

PETER BIANCHI

O: 847.655.3361

C: 224.578.0947

pfb@mclennancos.com

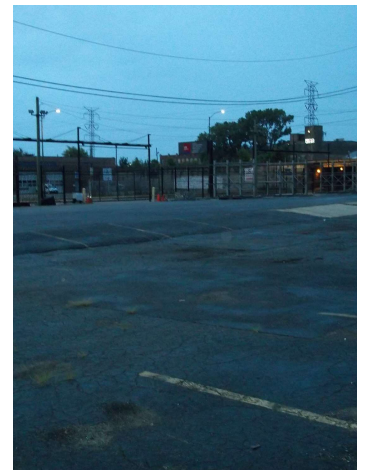
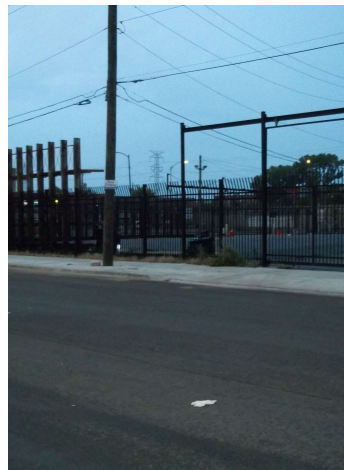
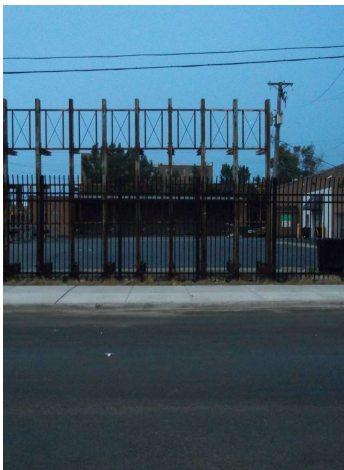
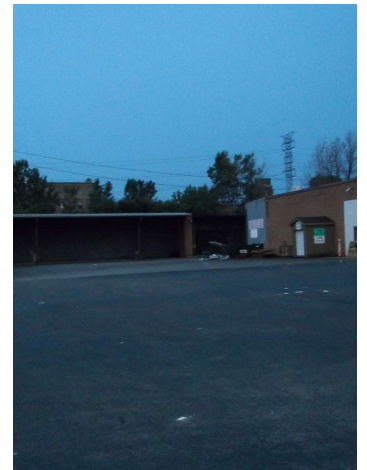
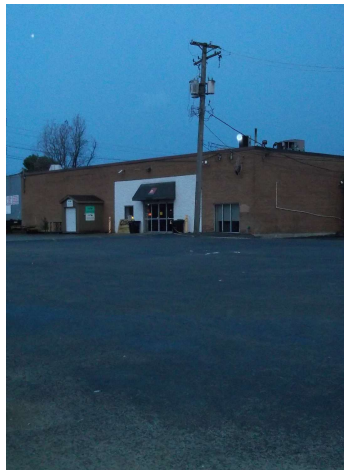
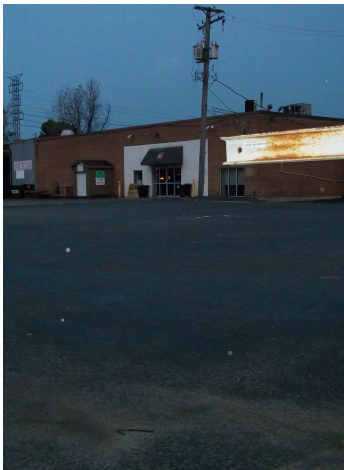
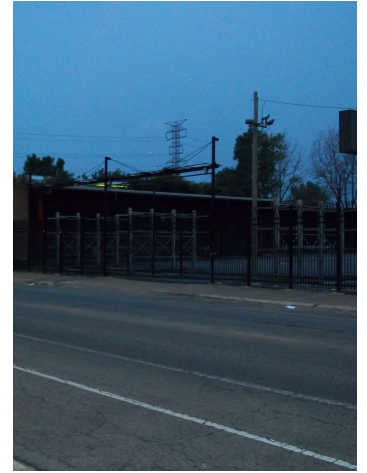
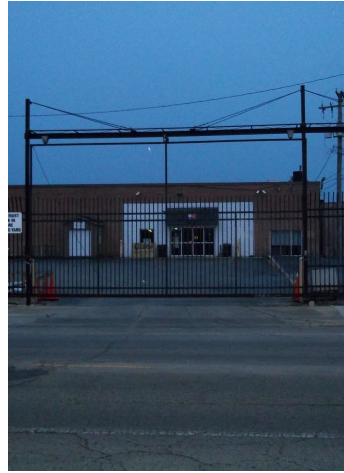
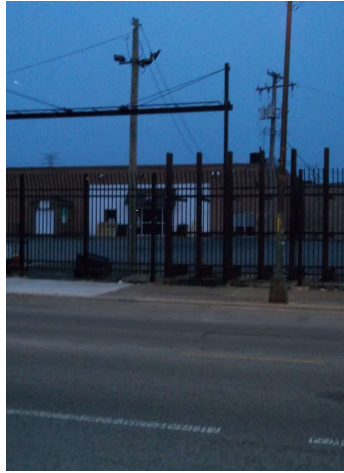
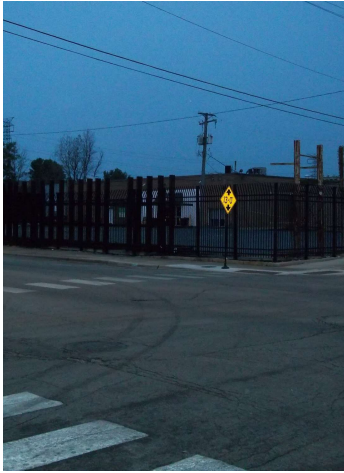
No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale and lease are subject to change and withdrawal without notice.





430 North Damen Avenue

Chicago, IL 60612



PETER BIANCHI

O: 847.655.3361

C: 224.578.0947

pfb@mclennancos.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale and lease are subject to change and withdrawal without notice.

25 N. Northwest Highway | Park Ridge, IL 60016 | 847.825.0011 | www.mclennancos.com





430 North Damen Avenue

Chicago, IL 60612



PETER BIANCHI

O: 847.655.3361

C: 224.578.0947

pfb@mclennancos.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale and lease are subject to change and withdrawal without notice.

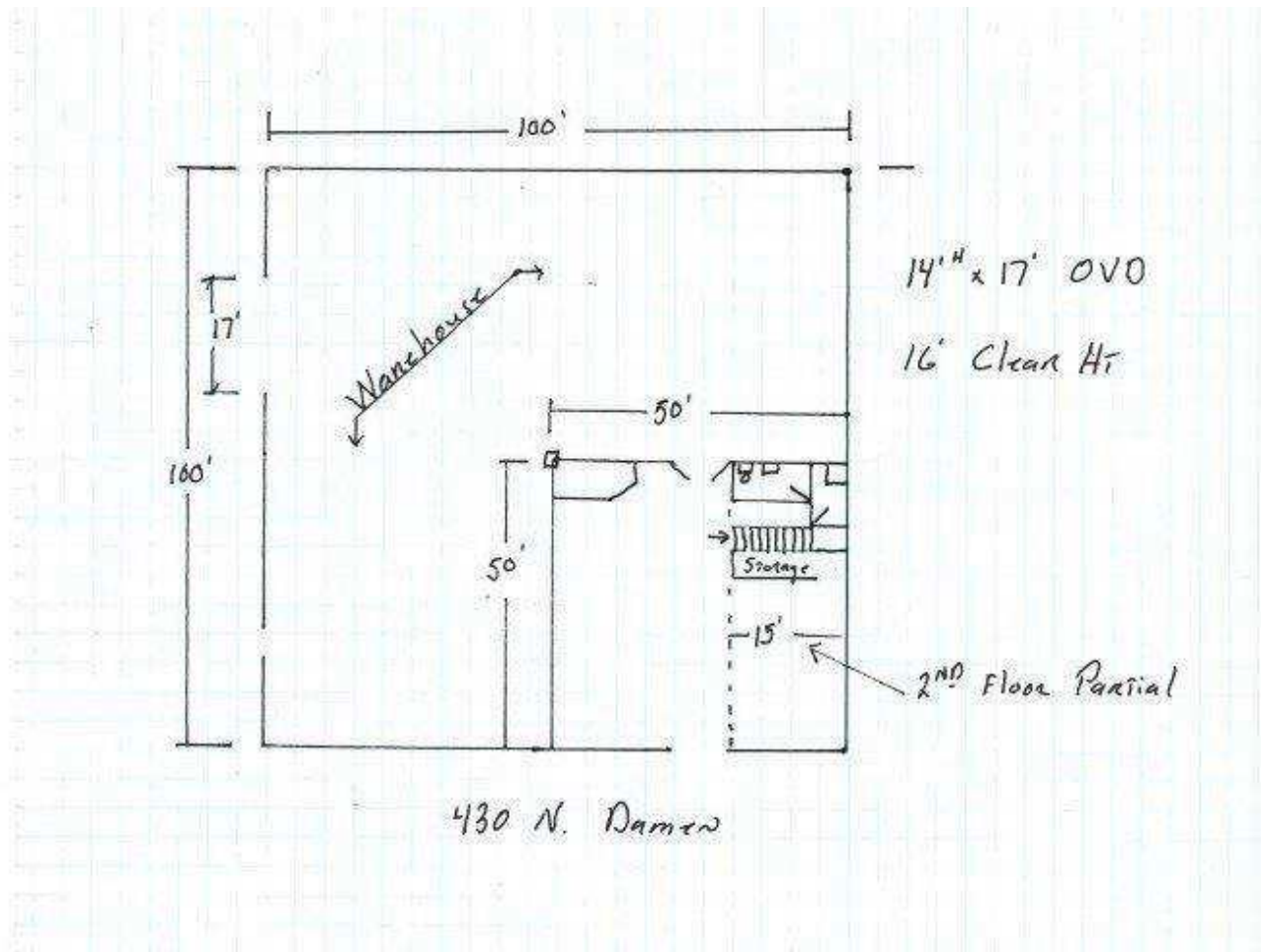
25 N. Northwest Highway | Park Ridge, IL 60016 | 847.825.0011 | www.mclennancos.com





430 North Damen Avenue

Chicago, IL 60612



PETER BIANCHI

O: 847.655.3361

C: 224.578.0947

pfb@mclennancos.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale and lease are subject to change and withdrawal without notice.





430 North Damen Avenue

Chicago, IL 60612



PETER BIANCHI

O: 847.655.3361

C: 224.578.0947

pfb@mclennancos.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale and lease are subject to change and withdrawal without notice.

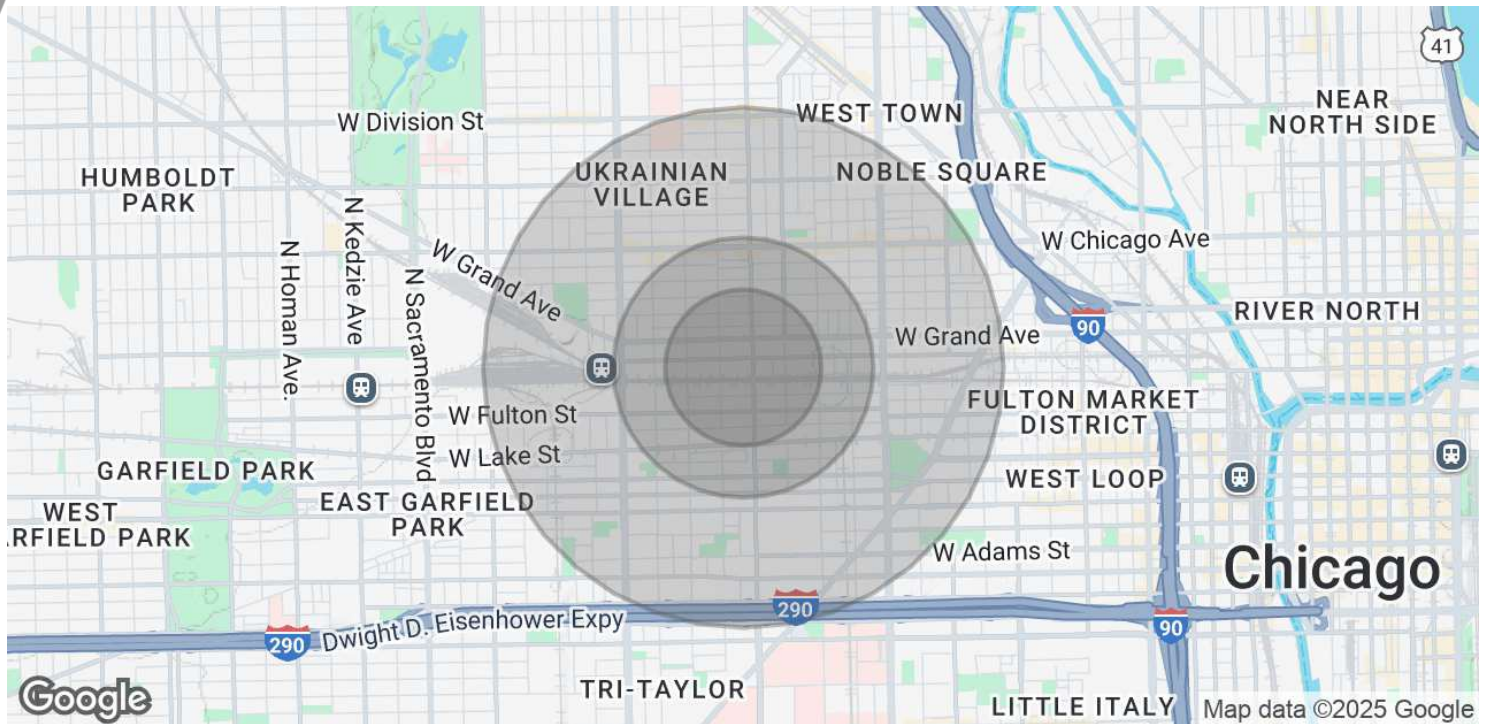
25 N. Northwest Highway | Park Ridge, IL 60016 | 847.825.0011 | www.mclennancos.com





430 North Damen Avenue

Chicago, IL 60612



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

PETER BIANCHI

O: 847.655.3361

C: 224.578.0947

pfb@mclennancos.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale and lease are subject to change and withdrawal without notice.

