



For Lease



5447 N Wolcott,
Chicago, IL 60640

Warehouse Space

Great for Packaging & Processing, Gym,
and so much more!

Property features:

- Ravenswood
- Front Office
- 2 Loading Docks
- Industrial Park
- 20,000 Sq Ft
- 12-20 Parking
- AVAIL: 09/01/2024
- Zoned M2-2



\$ 20 / sqft

Contact:



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About:

Extra large warehouse space in a quiet Industrial Park located in Ravenswood. 30 feet between pillars and 15 ft ceilings. Available beginning September. Partial build out of 1,500 Sq ft office space in front of building.

5447 N WOLCOTT

Property Summary

Overview:

Large warehouse space located in an Industrial Park in Ravenswood. On Wolcott, between Bryn Mawr and Balmoral.



Lease Offering Summary

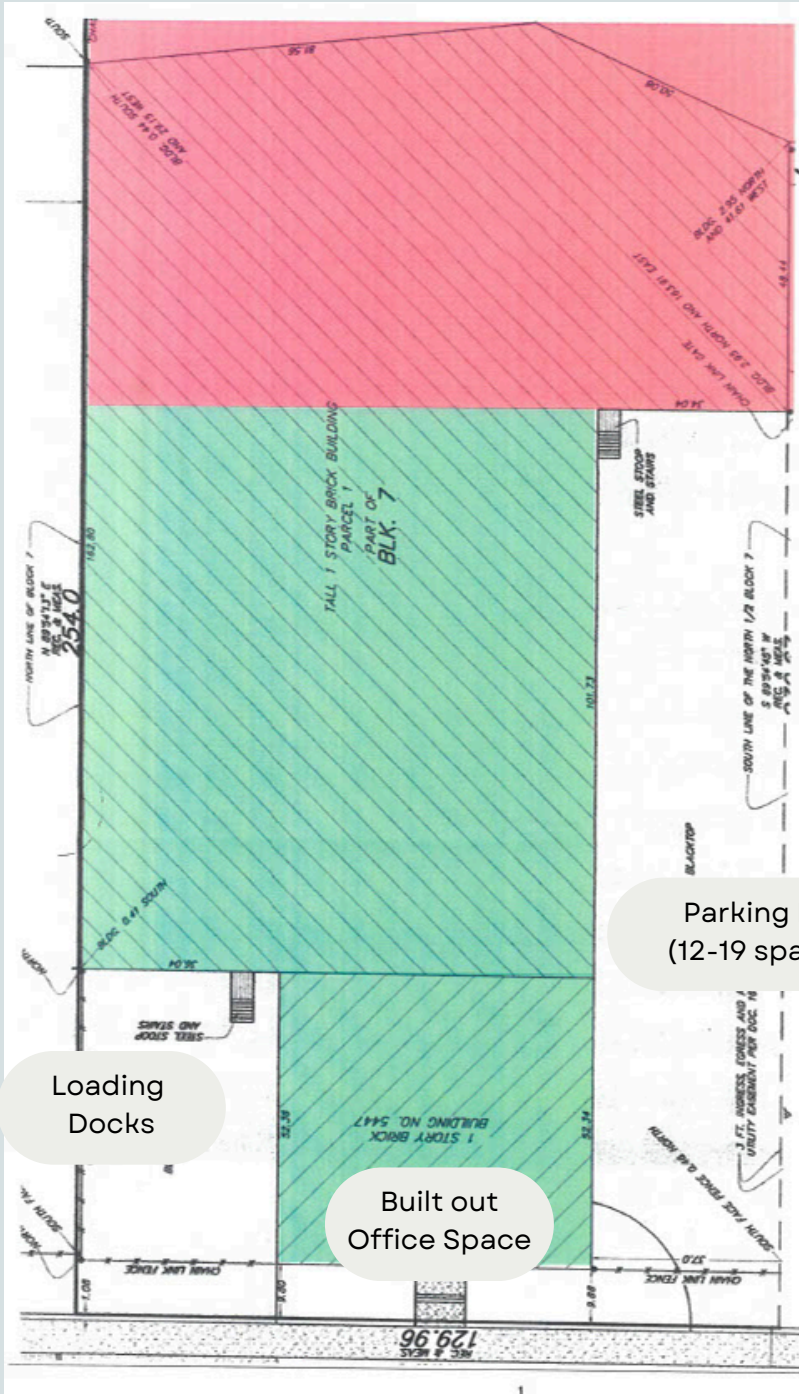
Rate:	\$20/SqFt
Space Available:	20,000 SQFT
Type:	Gross Modified
Neighborhood:	Ravenswood
Zone:	M2-2

Area Highlights:

- Accessibility
 - Located near major transit routes
- Business-Friendly Atmosphere
 - Home to a mix of innovative businesses
- Community Amenities
 - Abundant green spaces, appealing environment for work & leisure
- Historic Charm
 - Picturesque backdrop for any business setting



Floor Plan



Dimensions:

- 30 ft between pillars
- 15 ft ceilings
- 10k - 20k SQFT
- Divisible
- Parking Lot
- Loading Docks

Parking Lot
(12-19 spaces)

Loading
Docks

Built out
Office Space

Wolcott Ave.

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Area Details & Demographics

Location Overview

Discover Ravenswood, a vibrant and historic neighborhood on Chicago's North Side, perfect for your business. Known for its tree-lined streets and diverse community, Ravenswood offers excellent accessibility with the CTA Brown Line and Metra's Union Pacific North Line. The area boasts a business-friendly atmosphere, home to a mix of innovative enterprises and creative hubs like galleries and theaters. Enjoy community amenities such as Winnemac Park, unique dining experiences, and local breweries. With its blend of classic architecture and modern developments, Ravenswood provides a picturesque and dynamic environment for your warehouse space. Choose Ravenswood for its strategic location and supportive business ecosystem.



Population	27,630
Total Households	12,284
Average HH Size	~2.0
Per Capita Income	\$97,942
Median Age	36

Source: Point2Homes - Ravenswood, Chicago, IL Demographics



Somewhat Walkable®

Some errands can be accomplished on foot.



Good Transit®

Many nearby public transportation options.



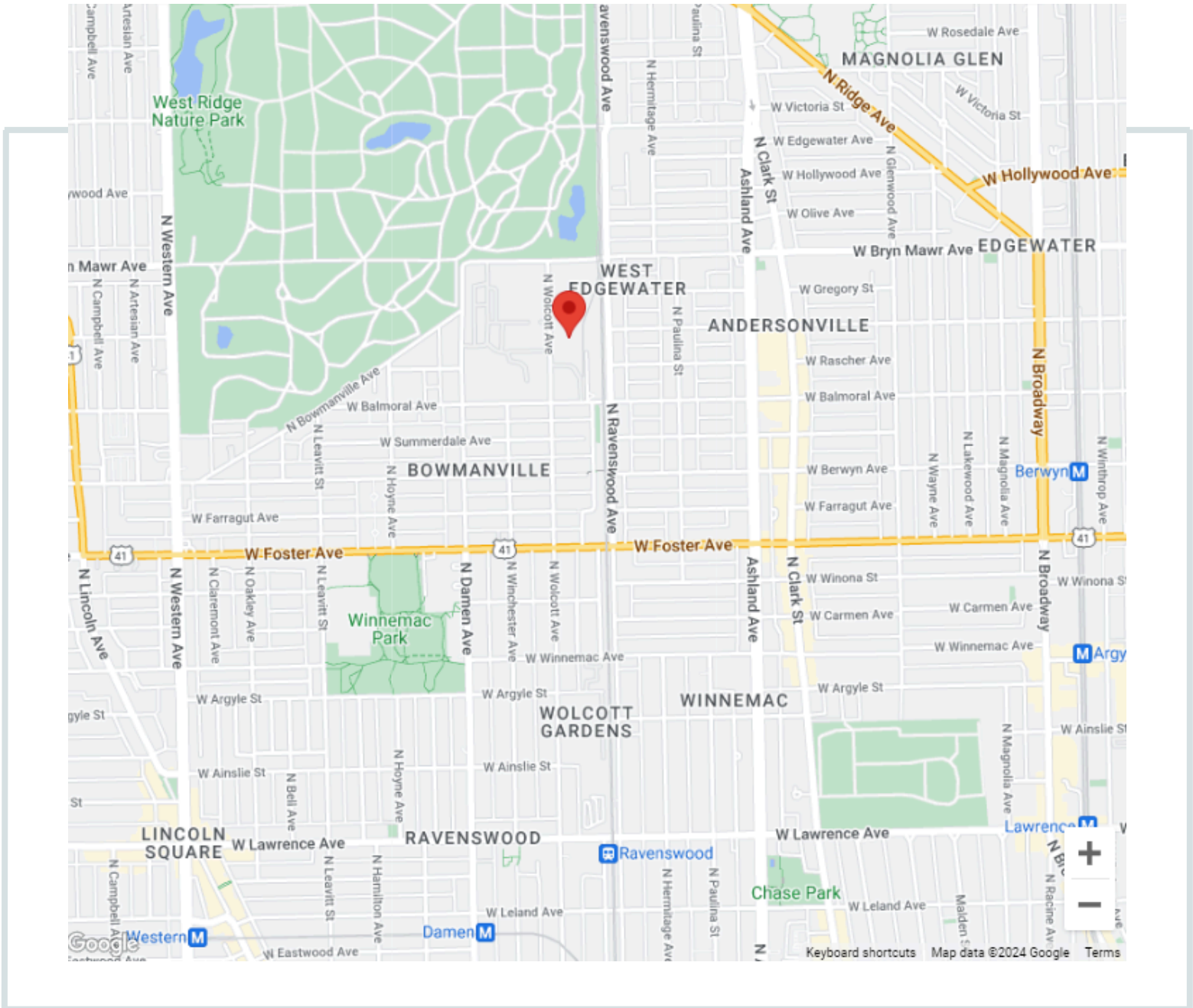
Very Bikeable®

Biking is convenient for most trips.

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Location

Located in an Industrial Park at the North end of Wolcott in Ravenswood.



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