



## PROPERTY HIGHLIGHTS

- Located in a growing and diverse neighborhood currently undergoing a significant revitalization process.
- Strategic location with easy access to major transportation arteries and within close proximity to a broad range of businesses and employment opportunities.
- Convenient access to major transportation arteries, including the Kennedy Expressway (2 miles away), the Dan Ryan Expressway (2 miles away), and the Eisenhower Expressway (4.5 miles away).
- The property is located approximately 2 miles from O'Hare International Airport and 5 miles from Midway International Airport.
- The property located within walking distance to the Garfield Park Metra station, providing service to downtown and the greater Chicagoland area.
- Located in a growing and diverse neighborhood with a population of over 60,000 people, the neighborhood is home to several manufacturing and industrial businesses, including restaurants, grocery stores, and retail shops.

## PROPERTY DETAILS

### 2959 W. 47TH STREET

<b>ADDRESS:</b>	2959 W 47th St, Chicago, IL 60632
<b>BUILDING TYPE:</b>	Commercial & Parking
<b>SITE AREA:</b>	4.59 acres
<b>RENTABLE AREA:</b>	63,734 SF commercial & 130,680 SF parking
<b>ACCESS:</b>	Located 1.7 miles from I-55 Kedzie Avenue exit
<b>ZONING:</b>	M2-2
<b>YEAR BUILT:</b>	1935
<b>CONSTRUCTION TYPE:</b>	Masonry
<b>CEILING HEIGHTS:</b>	13' (25% of NRA) 24'-28' (75% of NRA)





Brighton Industrial Park LLC



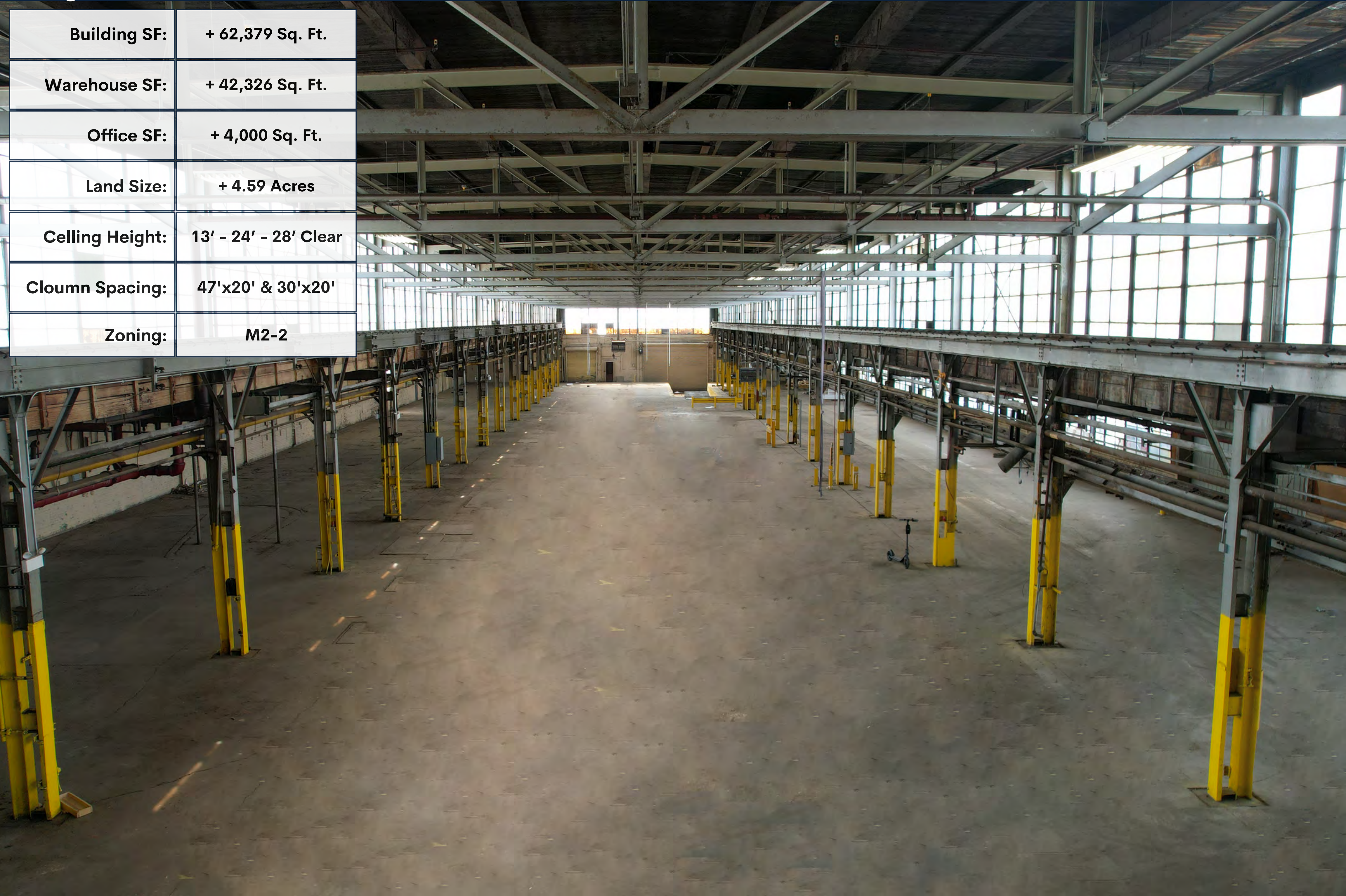
2959 W. 47th St, Chicago, IL 60632





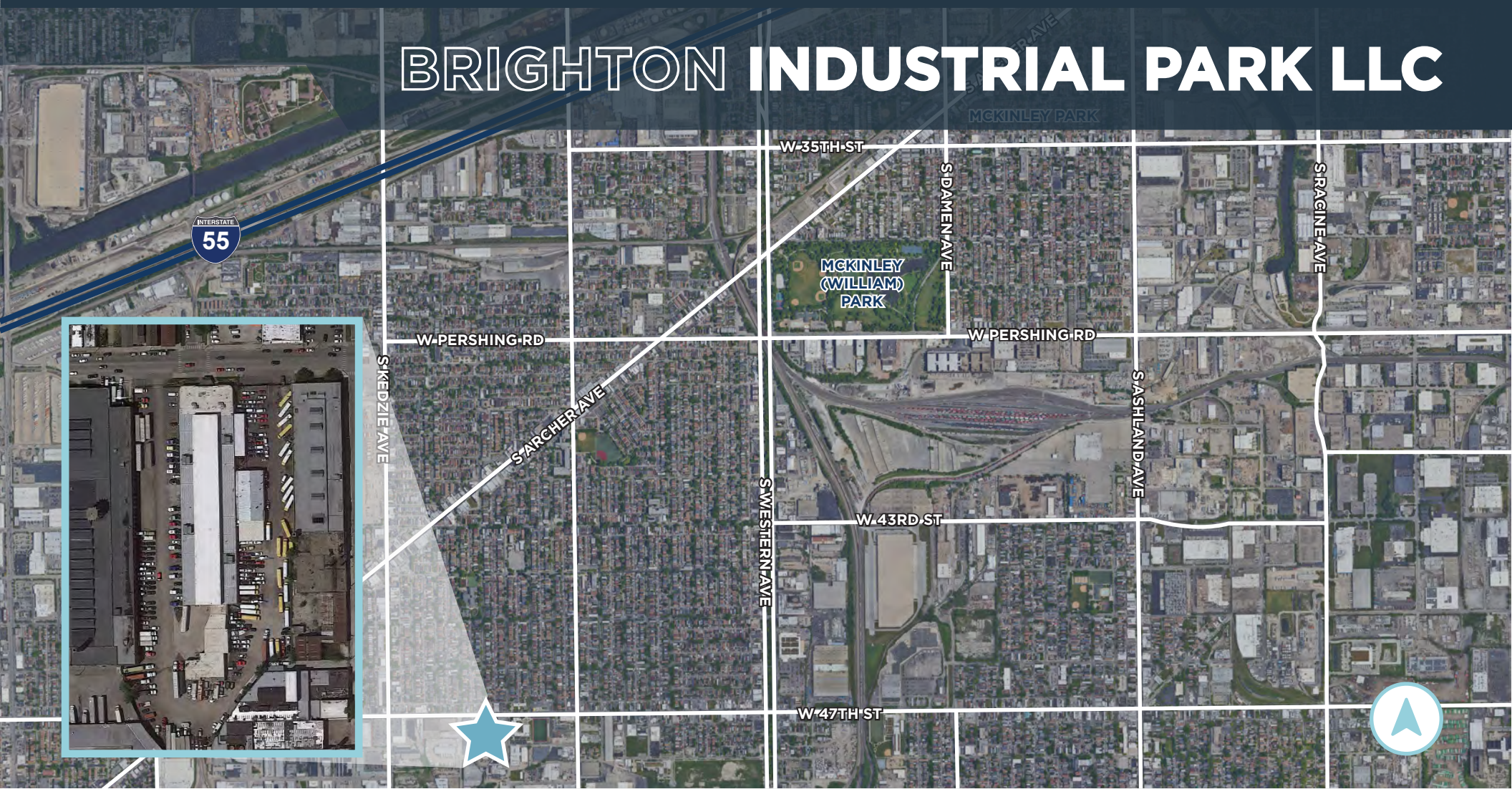


Building SF:	+ 62,379 Sq. Ft.
Warehouse SF:	+ 42,326 Sq. Ft.
Office SF:	+ 4,000 Sq. Ft.
Land Size:	+ 4.59 Acres
Celling Height:	13' - 24' - 28' Clear
Cloumn Spacing:	47'x20' & 30'x20'
Zoning:	M2-2





# BRIGHTON INDUSTRIAL PARK LLC



# 2959

## West 47th Street

Chicago, IL

### Location Highlights

- .07 Miles to Garfield Park Metra Station
- 14.8 Miles to Eisenhower Expressway
- 3.5 Miles to Midway Airport
- 15 Miles to Kennedy Expressway
- 6.7 Miles to Dan Ryan Expressway
- 31.7 Miles to O'Hare Airport



# BRIGHTON INDUSTRIAL PARK LLC

## Fitness

1. Planet Fitness
2. Sam Colonna Boxing, MMA and Fitness
3. Handle Bars Gym II
4. Planet Fitness
5. Esporta Fitness
6. CFX 54th & Pulaski
7. Blink Fitness - Midway
8. Mr Bigg's Gym

## Entertainment

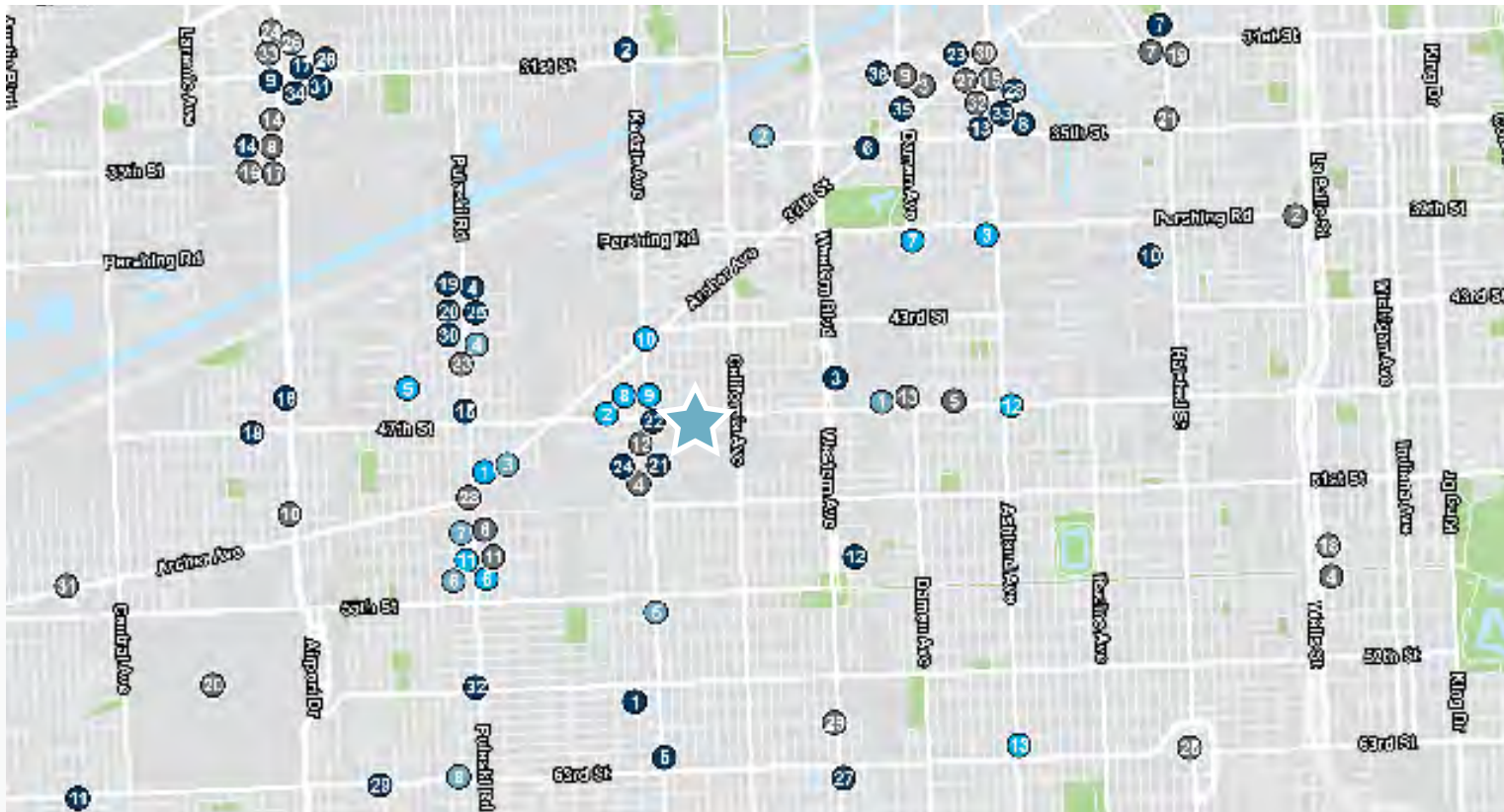
1. Carlton Inn Midway
2. Coco Club
3. Razzmatazz Chicago
4. Chuck E. Cheese
5. The Rock Spot
6. Axis Chicago
7. Hoofprint Workshop
8. Third Eye Divine
9. Windy City Poultry
10. Botanica San Lazaro
11. Crossroads Hotel
12. Ashland Hotel
13. Hotel Toledo

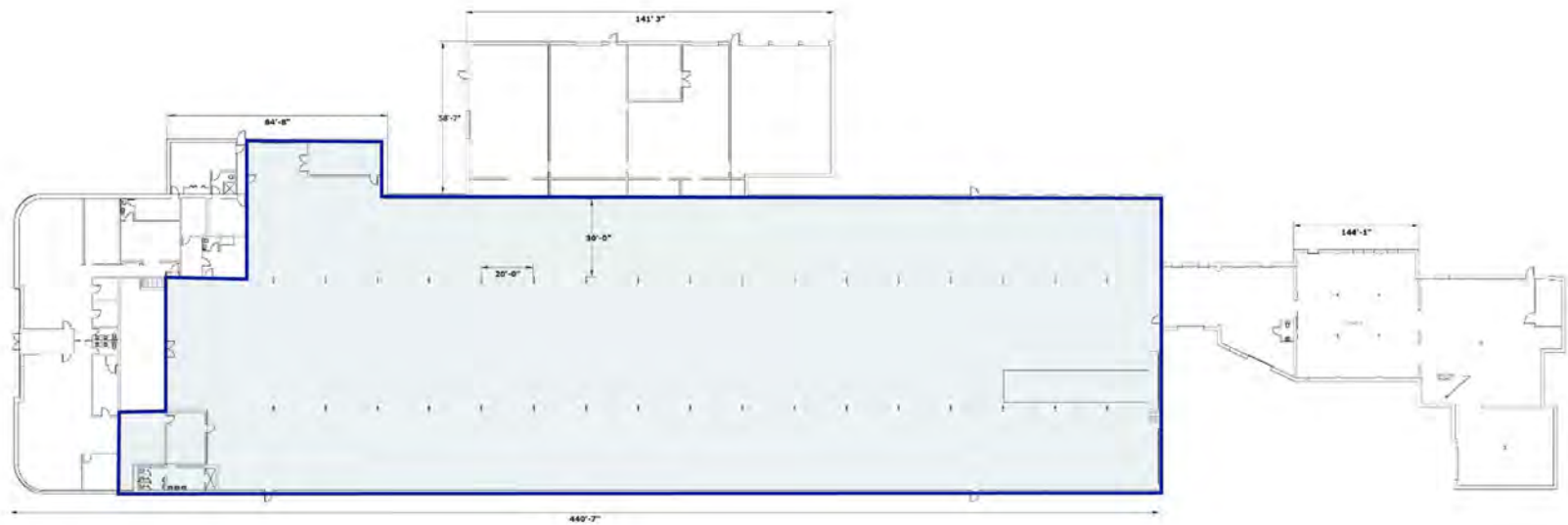
## Resturants

- |                                  |                            |                    |
|----------------------------------|----------------------------|--------------------|
| 1. TCBY                          | 14. Jimmy John's           | 28. Domino's Pizza |
| 2. Louisiana Fried Chicken       | 15. White Castle           | 29. Baskin Robbins |
| 3. Nathan's Famous               | 16. Tropical Smoothie Café | 30. SUBWAY         |
| 4. Checkers Drive-In Restaurants | 17. Golden Corral          | 31. KFC            |
| 5. Church's Chicken              | 18. Pizza Hut              | 32. Burger King    |
| 6. Giordano's                    | 19. Wingstop               | 33. Panda Express  |
| 7. McDonald's                    | 20. Einstein Brothers      |                    |
| 8. Wendy's                       | 21. Wings & Rings          |                    |
| 9. Starbucks                     | 22. Chuck E. Cheese's      |                    |
| 10. Popeyes Louisiana Kitchen    | 23. Slice Factory          |                    |
| 11. Red Lobster                  | 24. Sonic                  |                    |
| 12. Little Caesars               | 25. Chipotle Mexican Grill |                    |
| 13. Taco Bell                    | 26. IHOP                   |                    |
|                                  | 27. Dunkin'                |                    |

## Retail

1. The Salvation Army
2. ALDI
3. The Home Depot
4. The Salvation Army Donations
5. Dollar General
6. Family Dollar Stores
7. Unique Thrift Stores
8. Mattress Firm
9. Mrs. Fields Gifts
10. Herc Rentals
11. Advance Auto Parts
12. Auto Value
13. Ace Hardware
14. Walmart
15. Lowe's
16. AutoZone
17. Food 4 Less
18. Napa Auto Parts
19. Michaels Stores
20. PetSmart
21. Kids Empire
22. Rent-A-Center
23. Sherwin-Williams
24. T.J. Maxx
25. Marshalls
26. dd's DISCOUNTS
27. O'Reilly Auto Parts
28. Pet Supplies Plus
29. Save-A-Lot
30. ULTA Beauty
31. Five Below
32. Argo Tea
33. Party City
34. Ross Stores
35. Dollar Tree
36. Target





OVERALL FLOOR PLAN

SCALE 1"=20'

