

PROPERTY SUMMARY



LEASE RATE:	Negotiable Warehouse Subject To Offer (MG) Office
AVAILABLE SF:	±87,500 SF Warehouse ±5,120 Office
LOT SIZE:	9.71 Acres
BUILDING SIZE:	179,164 SF
YEAR BUILT:	2005
CEILING HEIGHT:	34'
DOCKS:	9 Ext expandable

VANEESA PEETERS

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OLIVIA WIRTH

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PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present Belmont Business Center, located at 9234 Belmont Avenue in the heart of Franklin Park's booming industrial corridor. This prime industrial/manufacturing/cold storage property offers a modern design, spacious and flexible floor plans, and high visibility on Belmont Avenue. The property is built from well-insulated precast concrete, creating a comfortable environment for workers. It is located in the Franklin Park Enterprise Zone just steps from the Franklin Park Metra station, under 5 miles to O'Hare International Airport, and minutes from the major transportation arteries of I-294 and I-90.

PROPERTY HIGHLIGHTS

- ±87,500 SF Industrial/Manufacturing/Cold Storage space
- One ±16,600 SF Cooler (33° F) | Four ±8,529 SF Freezers (-20° F) space available for up to 800 pallets for qualifying tenant
- 34' Clear Height | 40'x48' column spacing | 9 Docks expandable to 14 | DID Ramp
- ±5,120 SF Second Floor Executive Office Available | Shared Warehouse Office
 | High end finishes
- Precast concrete construction | 480V | 3-Phase | 1200 amps
- 120 Front Auto Parking Spaces and Rear Truck Parking Available
- Steps to Franklin Park Metra station | Minutes from I-294 and I-90
- 5 miles to O'Hare International Airport | Monument Signage Available
- Within the Franklin Park Enterprise Zone

LEASE SPACES





LEASE INFORMATION

LEASE TYPE: NNN; MG **LEASE TERM:** 60 months **TOTAL SPACE:**

Negotiable 5,120 - 87,500 SF LEASE RATE:

AVAILABLE SPACES

SUITE **TENANT** SIZE (SF) **LEASE TYPE LEASE RATE** Unit B Vanilla Box Warehouse Negotiable Available 43,750 - 87,500 SF NNN Mezzanine Level Office Available 5.120 SF **Modified Gross** Negotiable

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WAREHOUSE INTERIOR AND EXTERIOR PHOTOS







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OFFICE INTERIOR PHOTOS









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FLOOR PLAN



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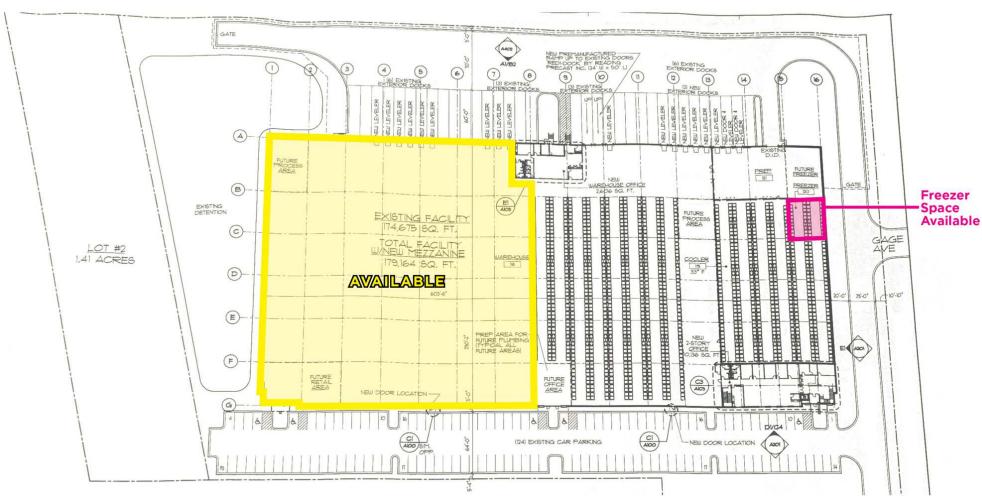
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±87,500 SF WAREHOUSE | COLD ROOMS AND ±5,120 SF OFFICE





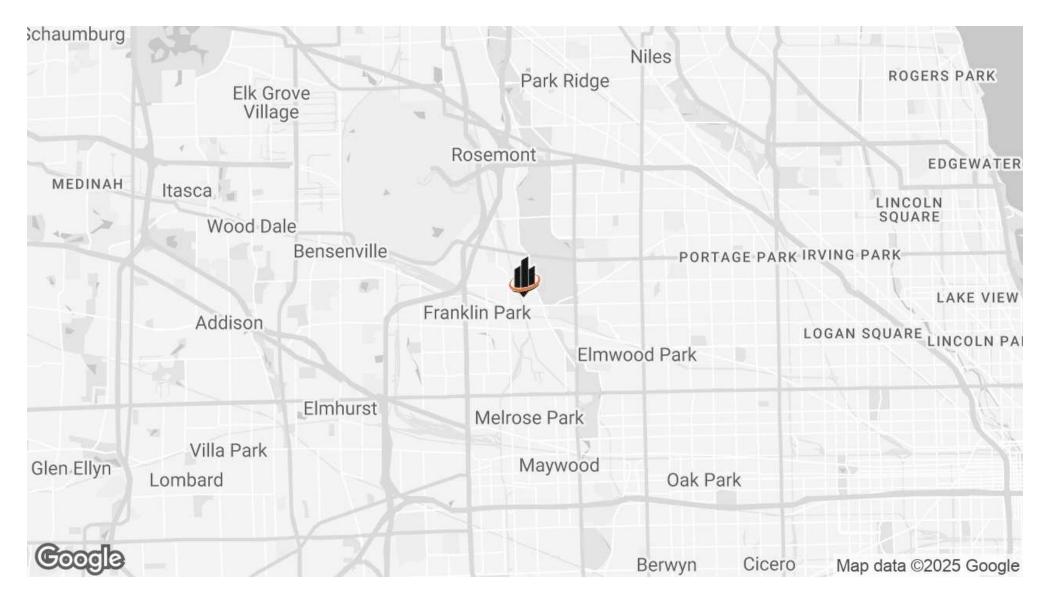
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LOCATION MAP



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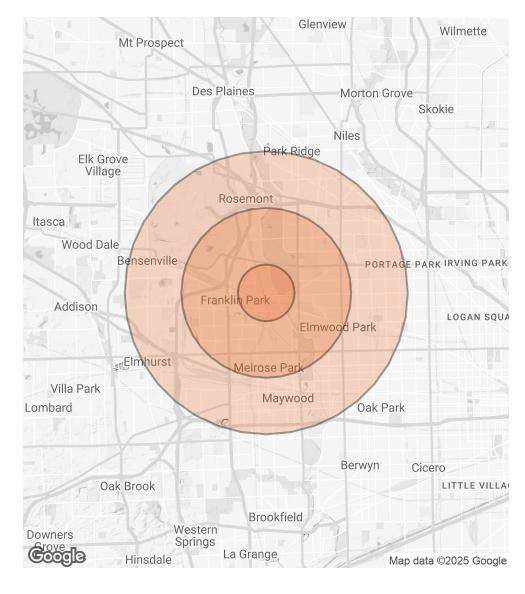
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,192	149,771	441,614
AVERAGE AGE	41	41	41
AVERAGE AGE (MALE)	40	40	40
AVERAGE AGE (FEMALE)	42	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,438	55,219	163,181
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$96,039	\$96,514	\$110,612
AVERAGE HOUSE VALUE	\$284,675	\$323,629	\$373,950

Demographics data derived from AlphaMap



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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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