

11697 W Grand Ave, Northlake, IL 60164

48,430 SF For Sublease



Situated Along I-294
for Immediate Access &
Excellent Visibility



Access to 2.7M People
Within a 30 Minute
Drive-Time



Surrounded by
Highly Dense
Warehouse Labor



2.5 Miles to UP
Intermodal Global II



Sublease Through
4/30/2029



Food safety
standards in place

Sam Ridenour

+1 704 451 3078

sam.ridenour@kbcadvisors.com

Brandon Waters

+1 847 370 0733

brandon.waters@kbcadvisors.com

Matt LeFevere

+1 319 560 2182

matt.lefevere@kbcadvisors.com

Todd Steffen, SIOR

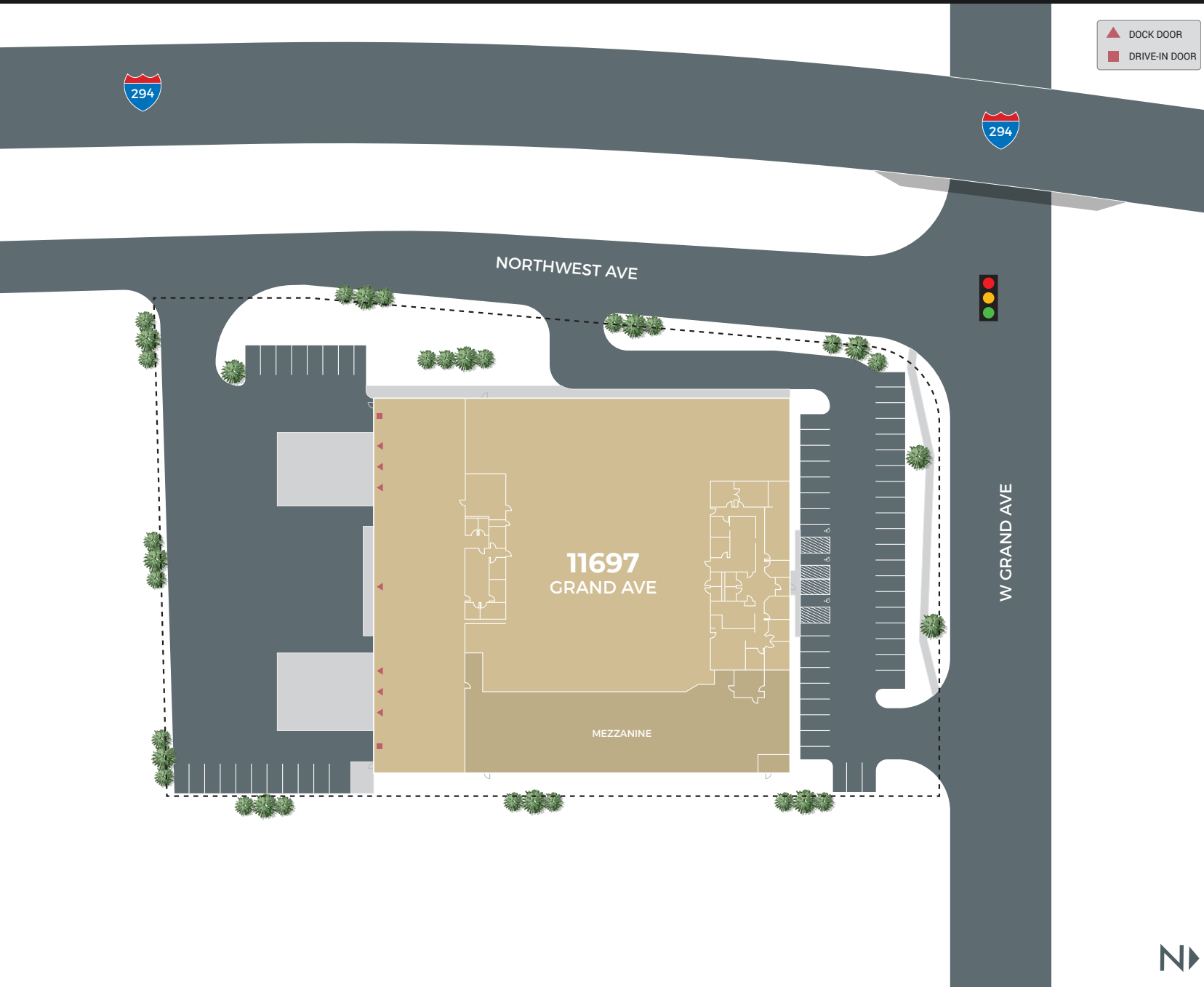
+1 470 865 9298

todd.steffen@kbcadvisors.com

KBCADVISORS

11697 W Grand Ave, Northlake, IL 60164

Site Plan



48,430
Square Feet

2.57
AC

2003
Built

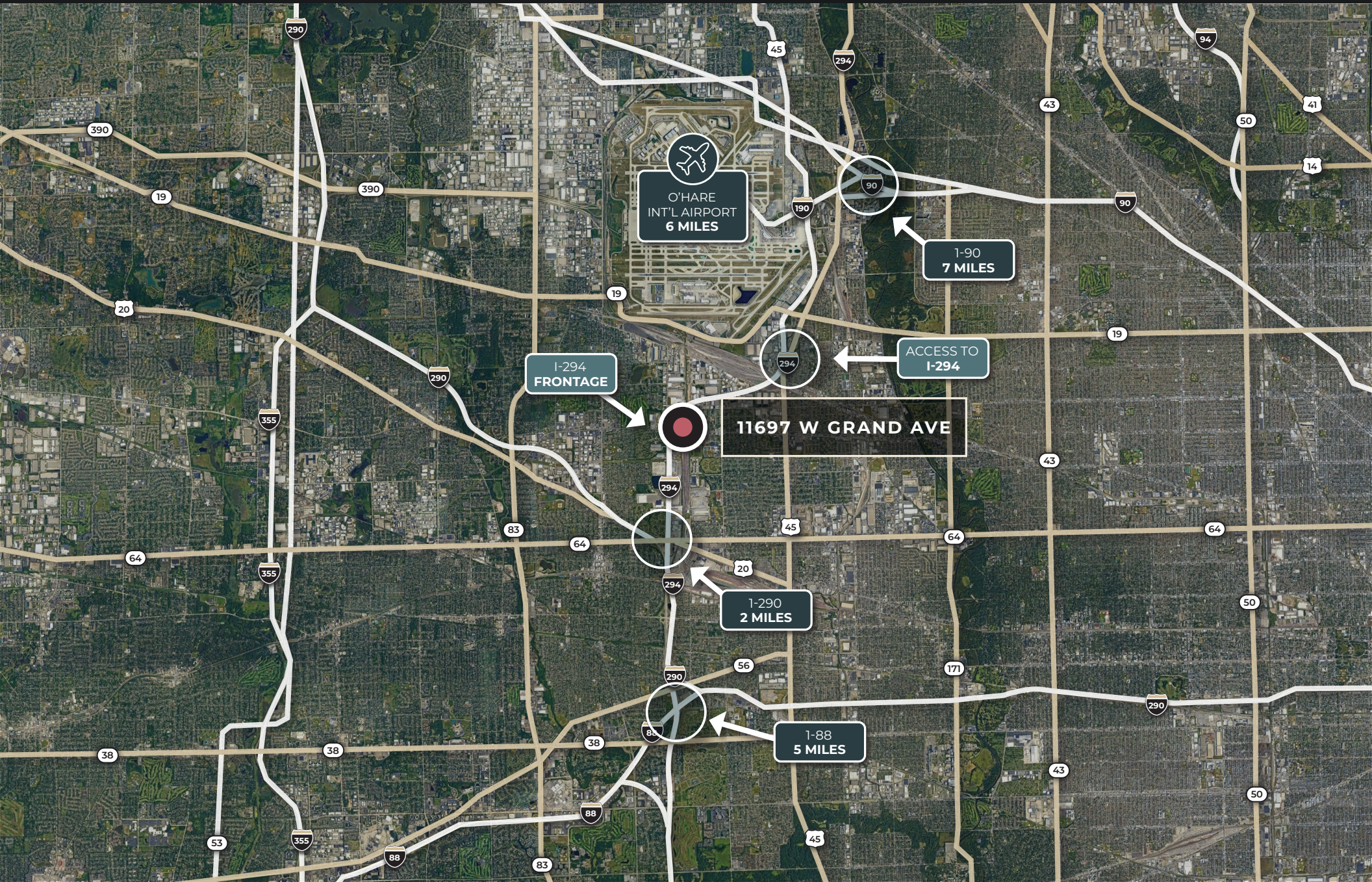
6
Dock Doors

2
Drive-Ins

24'
Clear Height



Access Map



11697 W Grand Ave, Northlake, IL 60164

Immediate Workforce



POPULATION REACH

2,679,690
30 Min

8,557,281
60 Min

17,617,061
3 Hr

52,826,193
6 Hr

LABOR POOL

INDUSTRIAL TRUCK & TRACTOR OPERATORS



\$23.01

Avg Hourly Earnings

30 MIN

6,074

3%

1,534

45 MIN

18,431

8%

1,658

2023 Resident Workers

Past 5-Year Growth

2023 Net Commuters*

WAREHOUSE WORKERS



\$20.12

Avg Hourly Earnings

30 MIN

90,354

6%

25,039

45 MIN

251,009

8%

21,906

2023 Resident Workers

Past 5-Year Growth

2023 Net Commuters*

MANUFACTURERS & FABRICATORS



\$20.71

Avg Hourly Earnings

30 MIN

19,719

3%

5,450

45 MIN

55,368

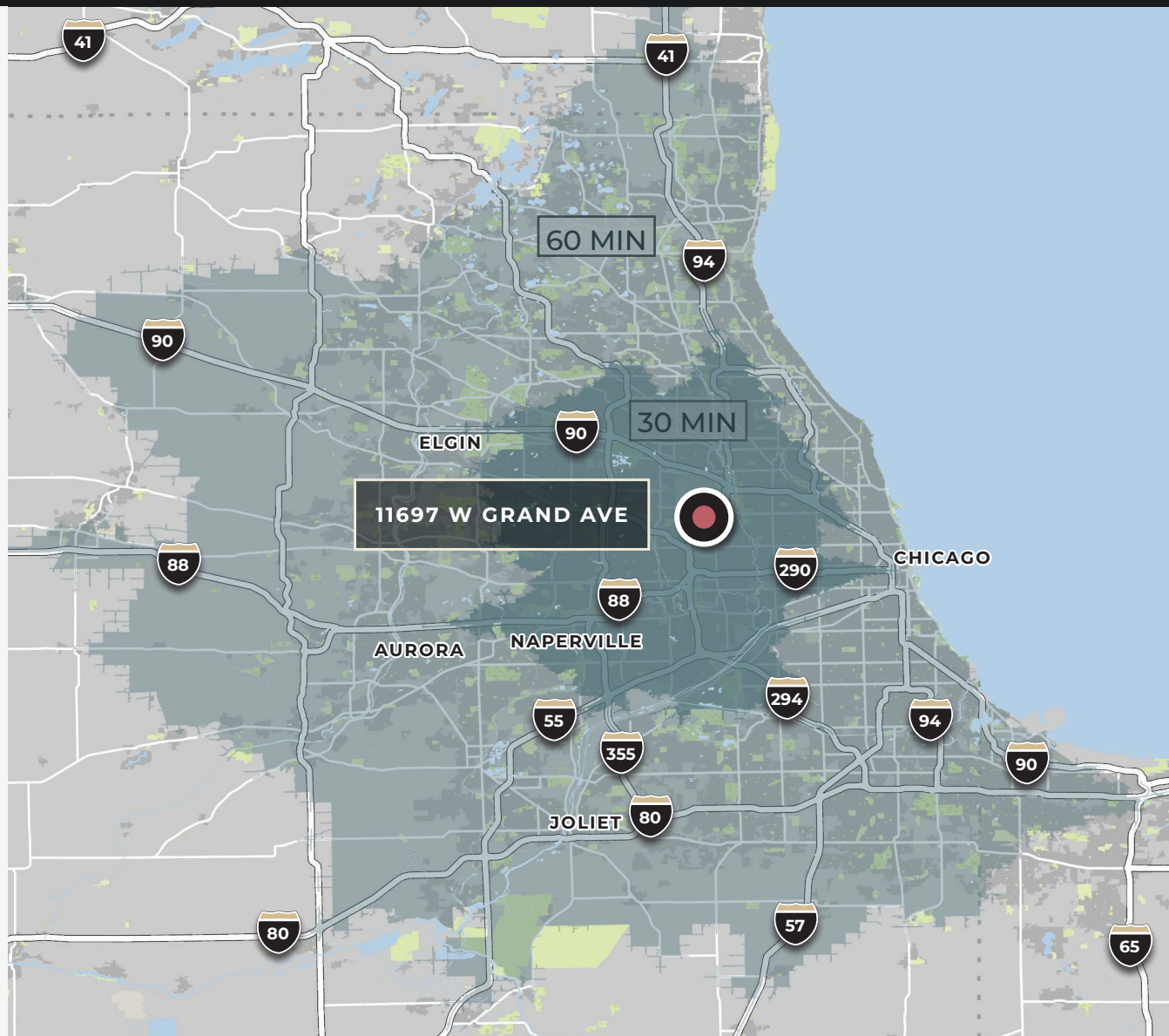
8%

4,050

2023 Resident Workers

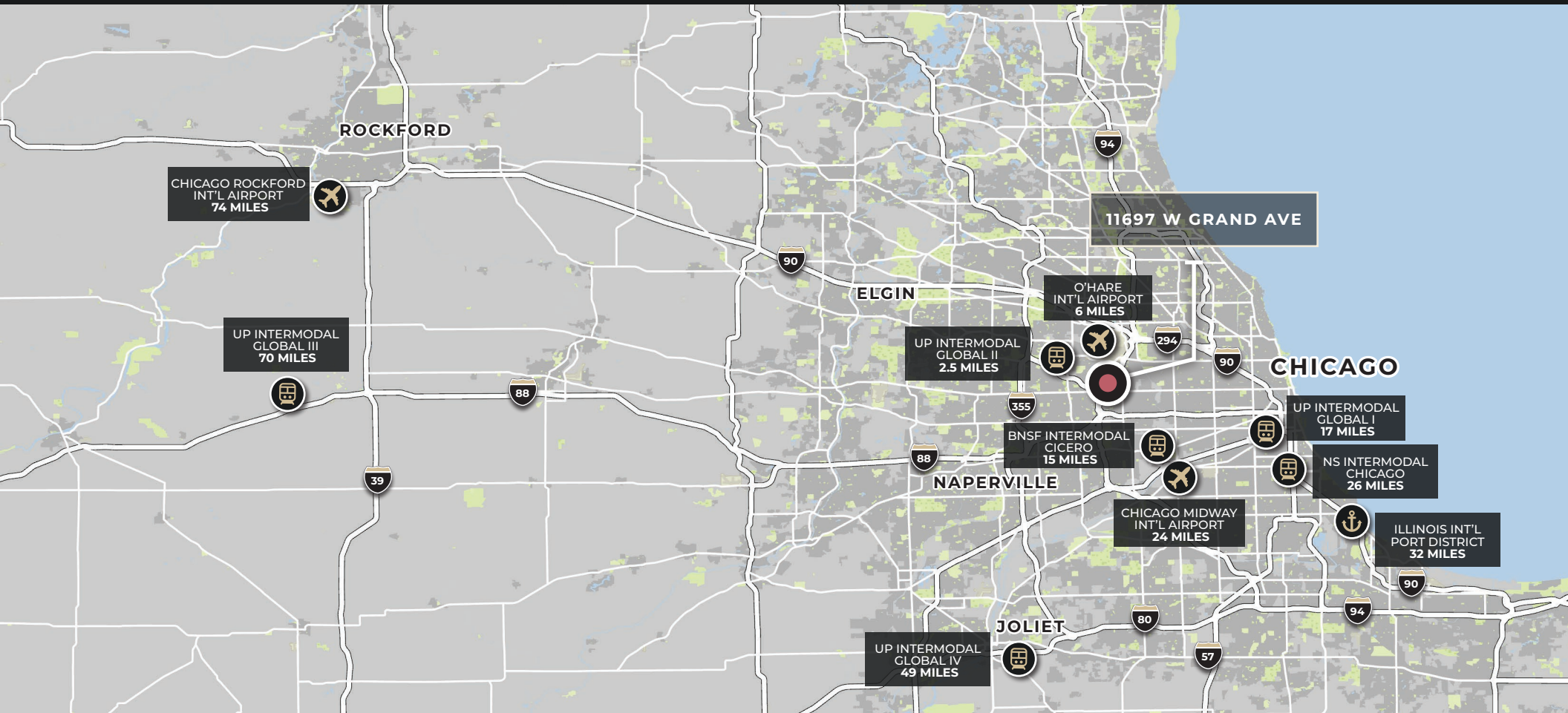
Past 5-Year Growth

2023 Net Commuters*



*Net commuters refer to the overall commuter flow in or out of a given area. It represents the difference between the number of people who commute into an area for jobs than are leaving, while a negative value indicates that there are more resident workers leaving their communities for work than workers who commute in.

Regional Connectivity Map



Sam Ridenour

+1 704 451 3078

sam.ridenour@kbcadvisors.com

Brandon Waters

+1 847 370 0733

brandon.waters@kbcadvisors.com

Matt LeFevre

+1 319 560 2182

matt.lefevre@kbcadvisors.com

Todd Steffen, SIOR

+1 470 865 9298

todd.steffen@kbcadvisors.com

KBC Advisors | Office

330 W Chestnut Street, 2nd Floor

Hinsdale, IL 60521

© 2025 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness, and KBC Advisors disclaims any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.

