

LEASE

±43,750 to 87,500 SF
Available in O'Hare
Market | Enterprise Zone

9234 BELMONT AVE

Franklin Park, IL 60131

PRESENTED BY:

VANEESA PEETERS

Phone: 970.213.3276

vaneesa.peeters@svn.com

**KAREN KULCZYCKI, CCIM,
SIOR**

Phone: 630.330.3352

kkulczycki@svn.com

IL #471020279



PROPERTY SUMMARY



WAREHOUSE LEASE RATE:

\$11.00 PSF
NNN/SF \$6.00

AVAILABLE SF:

±43,750 to 87,500 SF Warehouse

LOT SIZE:

9.71 Acres

BUILDING SIZE:

179,164 SF

YEAR BUILT:

2005

CEILING HEIGHT:

34'

DOCKS:

9 Ext expandable to 13

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/dry 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/Dry Storage space
- 34' Clear Height | 40'x48' column spacing | 9 Docks expandable to 13 | 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

VANEESA PEETERS

O: 970.213.3276

vaneesa.peeters@svn.com

KAREN KULCZYCKI, CCIM, SIOR

O: 630.330.3352

kkulczycki@svn.com

IL #471020279

±43,750 TO 87,500 SF AVAILABLE FOR LEASE IN O'HARE MARKET | ENTERPRISE ZONE | 9234 Belmont Ave Franklin Park, IL 60131

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	43,750 - 87,500 SF	LEASE RATE:	\$11 SF/yr

AVAILABLE SPACES SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit B Vanilla Box Warehouse	Available	43,750 - 87,500 SF	NNN	\$11.00 SF/yr

VANEESA PEETERS
O: 970.213.3276
vaneesa.peeters@svn.com

KAREN KULCZYCKI, CCIM, SIOR
O: 630.330.3352
kkulczycki@svn.com
IL #471020279

WAREHOUSE INTERIOR AND EXTERIOR PHOTOS



VANEESA PEETERS

O: 970.213.3276

vaneesa.peeters@svn.com

KAREN KULCZYCKI, CCIM, SIOR

O: 630.330.3352

kkulczycki@svn.com

IL #471020279

±43,750 TO 87,500 SF AVAILABLE FOR LEASE IN O'HARE MARKET | ENTERPRISE ZONE | 9234 Belmont Ave Franklin Park, IL 60131

OFFICE INTERIOR PHOTOS



VANEESA PEETERS
O: 970.213.3276
vaneesa.peeters@svn.com

KAREN KULCZYCKI, CCIM, SIOR
O: 630.330.3352
kkulczycki@svn.com
IL #471020279

±43,750 TO 87,500 SF AVAILABLE FOR LEASE IN O'HARE MARKET | ENTERPRISE ZONE | 9234 Belmont Ave Franklin Park, IL 60131

FLOOR PLAN



VANEESA PEETERS

O: 970.213.3276

vaneesa.peeters@svn.com

KAREN KULCZYCKI, CCIM, SIOR

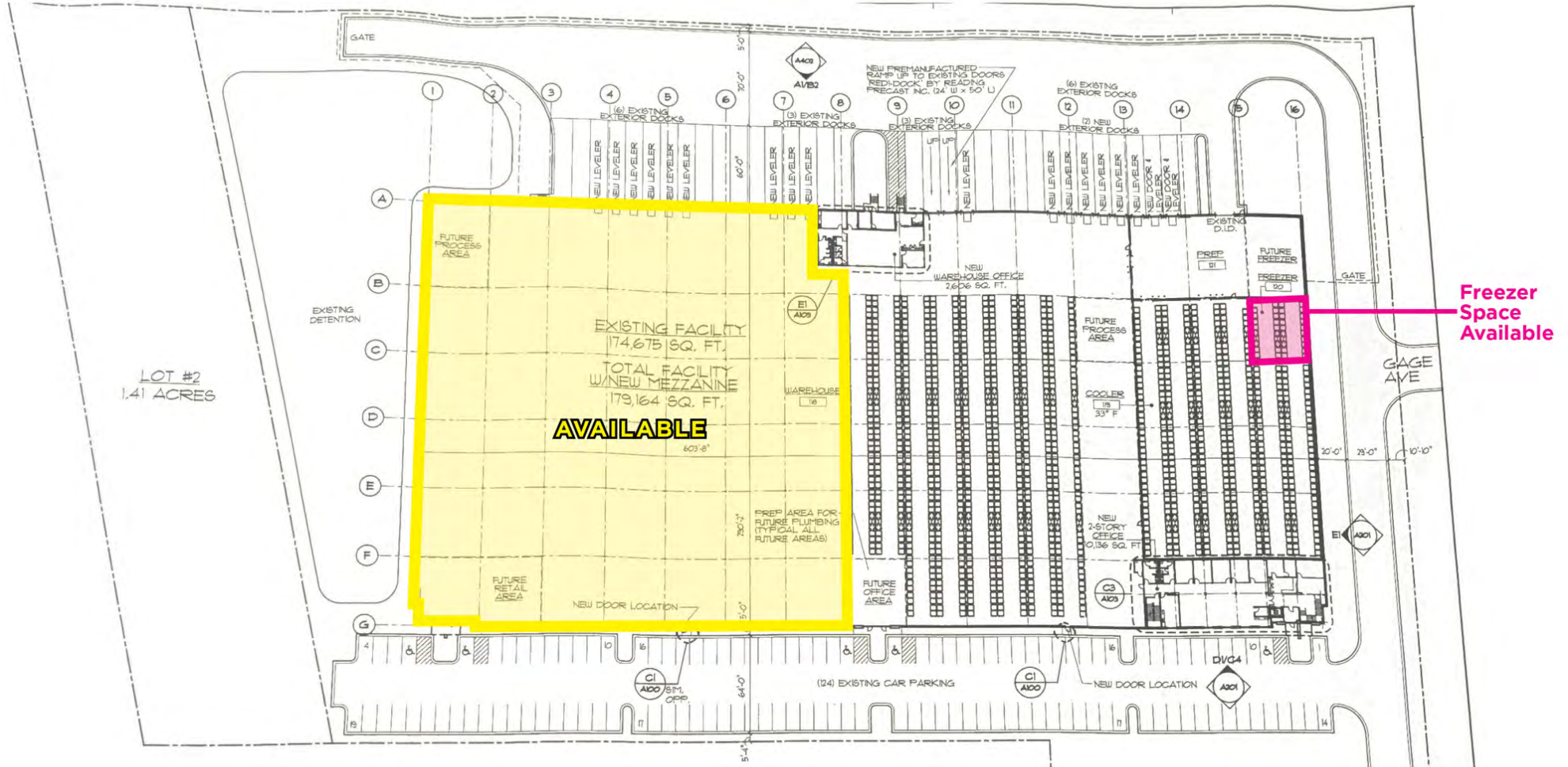
O: 630.330.3352

kkulczycki@svn.com

IL #471020279

±43,750 TO 87,500 SF AVAILABLE FOR LEASE IN O'HARE MARKET | ENTERPRISE ZONE | 9234 Belmont Ave Franklin Park, IL 60131

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

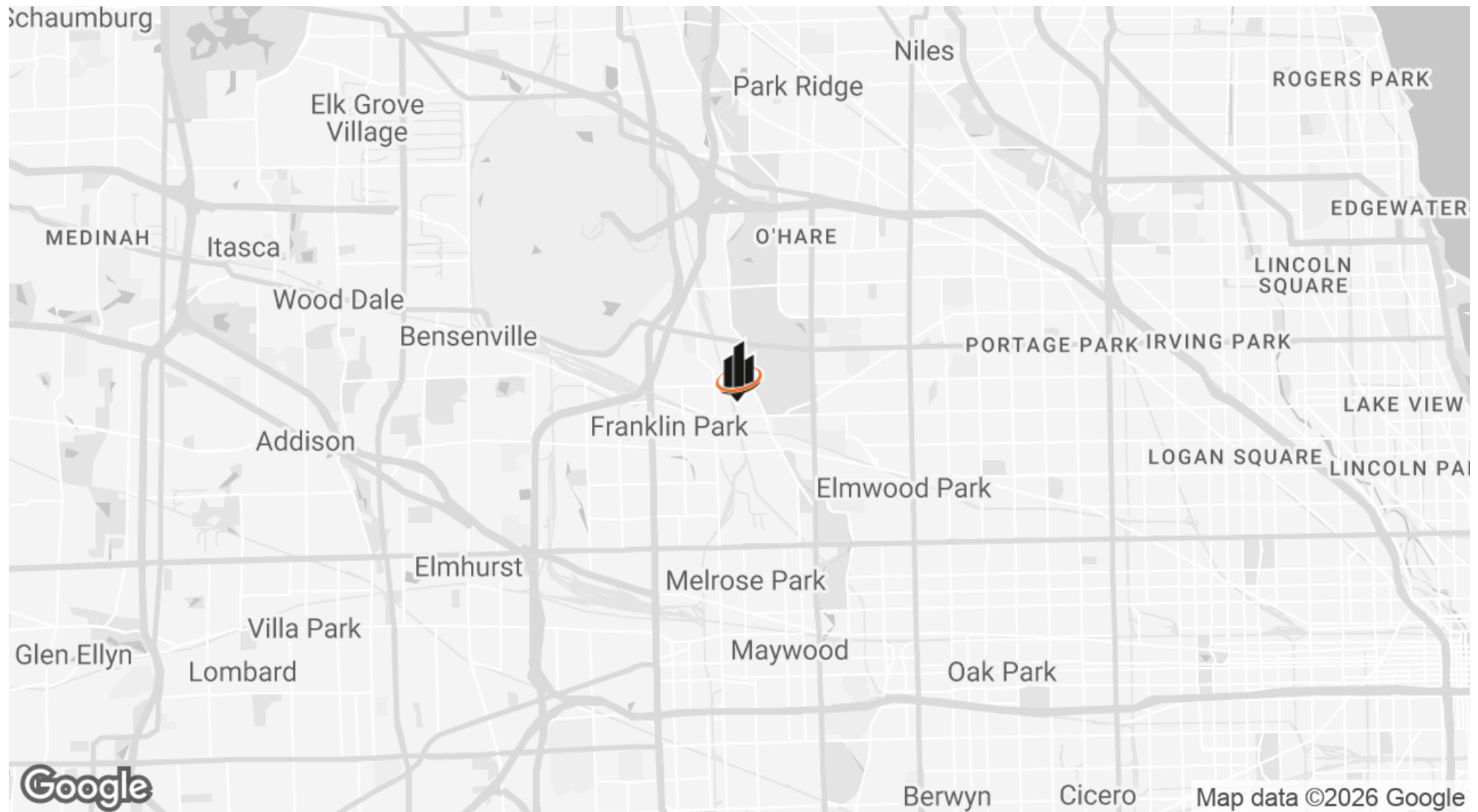


VANEESA PEETERS
O: 970.213.3276
vaneesa.peeters@svn.com

KAREN KULCZYCKI, CCIM, SIOR
O: 630.330.3352
kkulczycki@svn.com
IL #471020279

±43,750 TO 87,500 SF AVAILABLE FOR LEASE IN O'HARE MARKET | ENTERPRISE ZONE | 9234 Belmont Ave Franklin Park, IL 60131

LOCATION MAP



VANEESA PEETERS

O: 970.213.3276

vaneesa.peeters@svn.com

KAREN KULCZYCKI, CCIM, SIOR

O: 630.330.3352

kkulczycki@svn.com

IL #471020279

±43,750 TO 87,500 SF AVAILABLE FOR LEASE IN O'HARE MARKET | ENTERPRISE ZONE | 9234 Belmont Ave Franklin Park, IL 60131

DEMOGRAPHICS MAP & REPORT

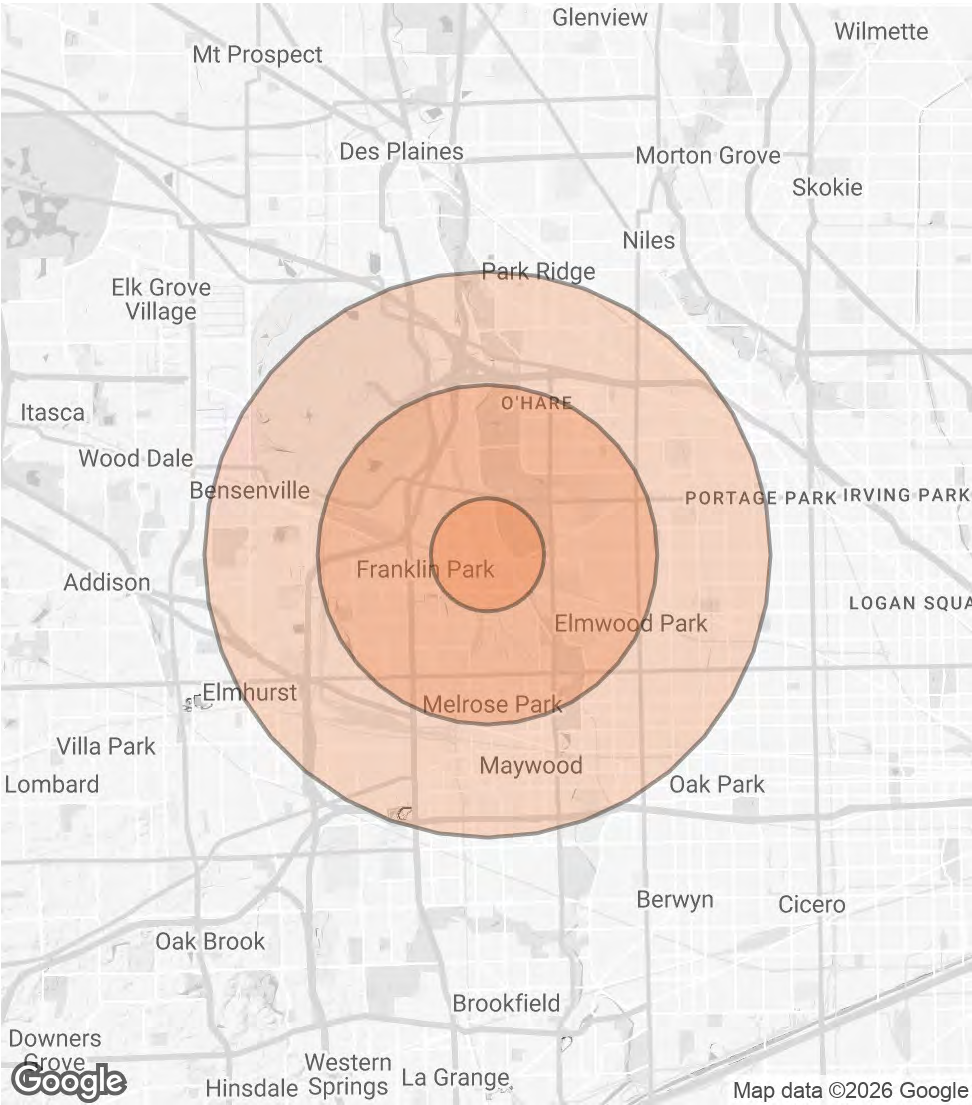
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,591	155,089	479,150
AVERAGE AGE	38.9	39.5	40.3
AVERAGE AGE (MALE)	36.5	39.2	39.0
AVERAGE AGE (FEMALE)	42.6	39.7	41.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,723	56,583	177,762
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$88,019	\$98,074	\$114,487
AVERAGE HOUSE VALUE	\$284,838	\$310,830	\$360,516

2023 American Community Survey (ACS)



VANEESA PEETERS
O: 970.213.3276
vaneesa.peeters@svn.com

KAREN KULCZYCKI, CCIM, SIOR
O: 630.330.3352
kkulczycki@svn.com
IL #471020279

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the lease of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.

VANEESA PEETERS

O: 970.213.3276

vaneesa.peeters@svn.com

KAREN KULCZYCKI, CCIM, SIOR

O: 630.330.3352

kkulczycki@svn.com

IL #471020279