

6424 W. HOWARD ST.
NILES, IL

Owned and Managed By:

LBALogistics 

FOR LEASE: 41,683 SF AVAILABLE



**STATE-OF-THE ART
DISTRIBUTION BUILDING**
FULLY A/C • 28' CLEAR • 5 DOCKS

PROPERTY HIGHLIGHTS

- Available Size: 41,683 SF - Up to 92,875 SF
- Building Size: 202,654 SF
- Office Size: Approximately 1,500 SF
- Ceiling Height: 28' clear
- Loading: 5 exterior docks, 1 drive-in door
- Sprinkler: ESFR
- Columns: 50' x 51'
- Power: (1) 400A 277/480v, (1) 200A 277/480v
- Fully Air Conditioned
- Car Parking: 40 cars
- End unit
- Built in 2005
- Available Immediately
- Real Estate Taxes: \$4.77/sf
- CAM: \$0.38/sf
- Insurance: \$0.14/sf
- Management Fee: 3% gross
- Asking Rate: Subject to Offer



**CHRISTOPHER VOLKERT, SIOR
PRINCIPAL**
+1 847 698 8237
chris.volkert@colliers.com

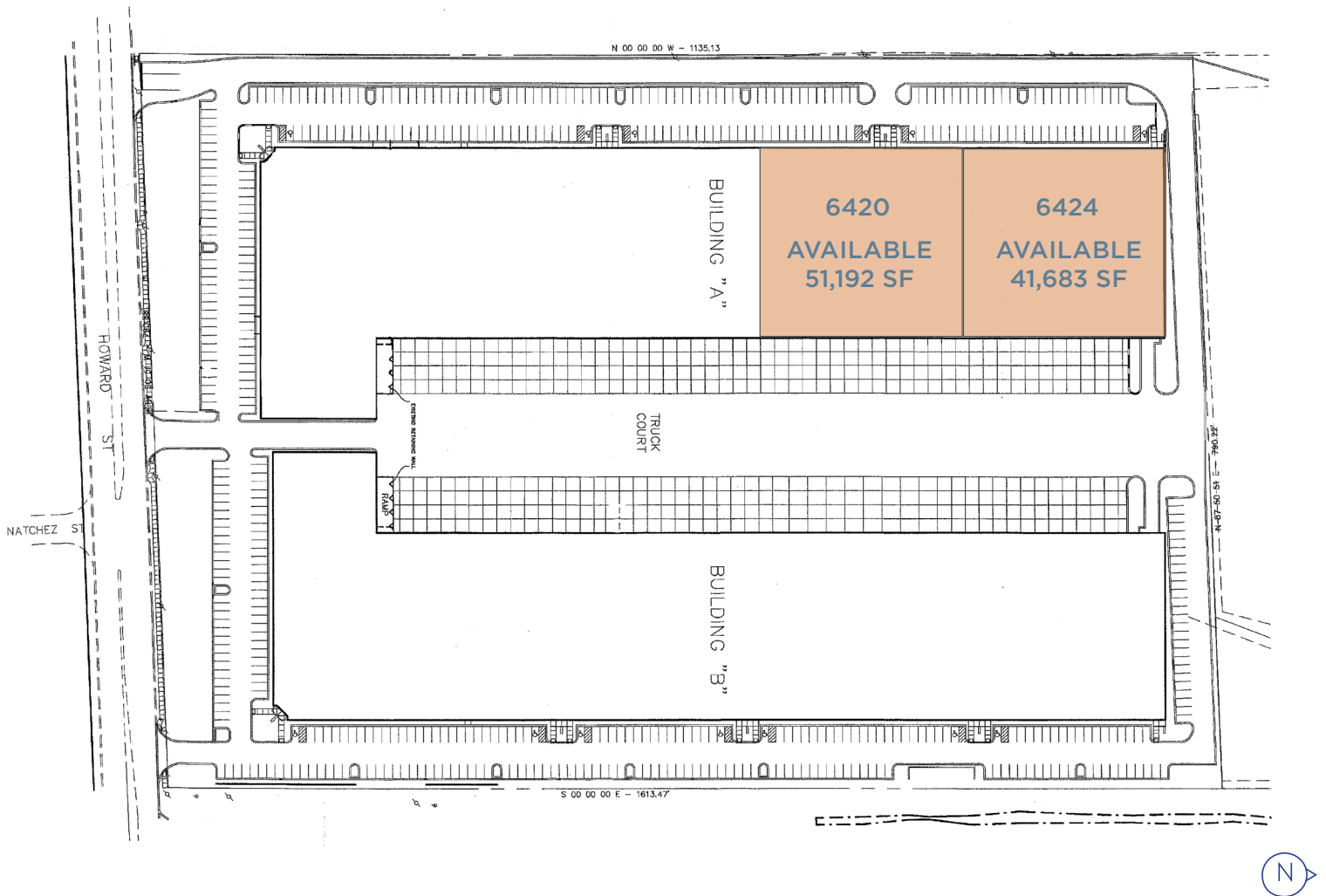
**BRENDAN GREEN
SENIOR VICE PRESIDENT**
+1 847 698 8227
brendan.green@colliers.com

6424 W. HOWARD ST.

NILES, IL

Owned and Managed By:
LBALogistics 

SITE PLAN



**CHRISTOPHER VOLKERT, SIOR
PRINCIPAL**
+1 847 698 8237
chris.volkert@colliers.com

**BRENDAN GREEN
SENIOR VICE PRESIDENT**
+1 847 698 8227
brendan.green@colliers.com

6424 W. HOWARD ST.

NILES, IL

Owned and Managed By:
LBALogistics 

BUILDING PLAN



PROPERTY DESCRIPTION

- Building Size: 202,654 SF
- Configuration: Rear load
- Construction: Reinforced concrete
- Clear Height: 28' clear
- Loading: 5 exterior docks, 1 drive-in door
- Car Parking: 40 cars
- Slab: 6"
- Truck Court: 200' (shared)



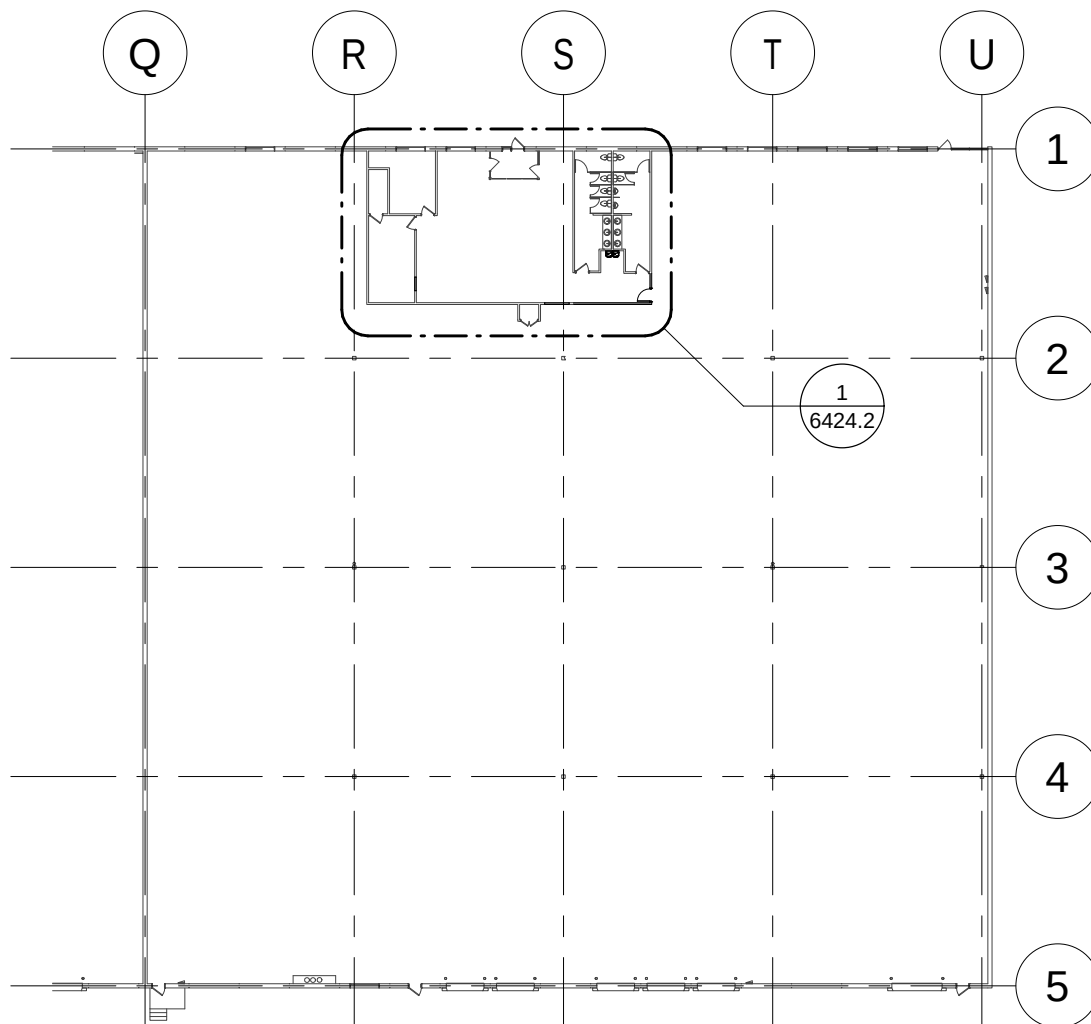
CHRISTOPHER VOLKERT, SIOR
PRINCIPAL
+1 847 698 8237
chris.volkert@colliers.com

BRENDAN GREEN
SENIOR VICE PRESIDENT
+1 847 698 8227
brendan.green@colliers.com

6424 W. HOWARD ST.
NILES, IL

Owned and Managed By:
LBALogistics 

FLOOR PLAN



SUITE 6424

1" = 40'-0"



CHRISTOPHER VOLKERT, SIOR
PRINCIPAL
+1 847 698 8237
chris.volkert@colliers.com

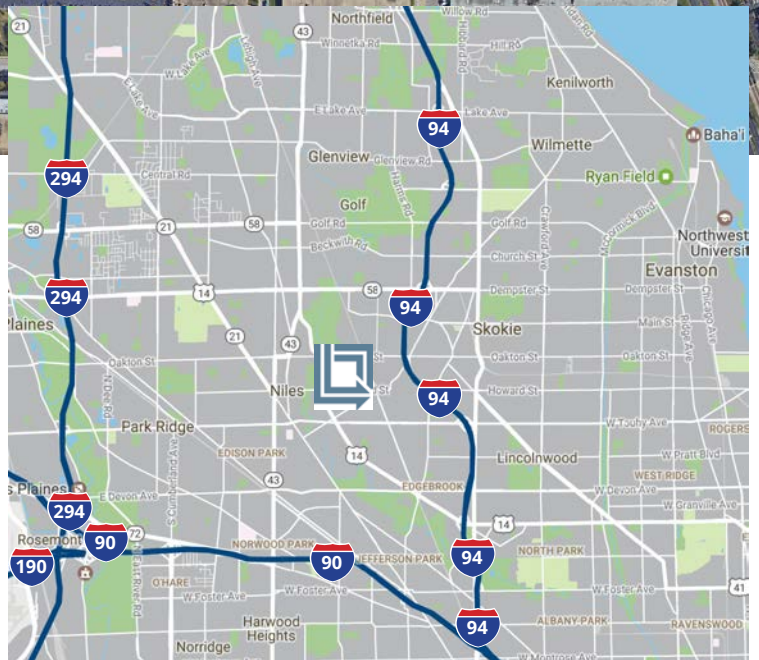
BRENDAN GREEN
SENIOR VICE PRESIDENT
+1 847 698 8227
brendan.green@colliers.com

6424 W. HOWARD ST.

NILES, IL

Owned and Managed By:
LBALogistics 

7 MINUTES/2.5 MILES FROM I-94 AND TOUHY AVE



**CHRISTOPHER VOLKERT, SIOR
PRINCIPAL**
+1 847 698 8237
chris.volkert@colliers.com

**BRENDAN GREEN
SENIOR VICE PRESIDENT**
+1 847 698 8227
brendan.green@colliers.com

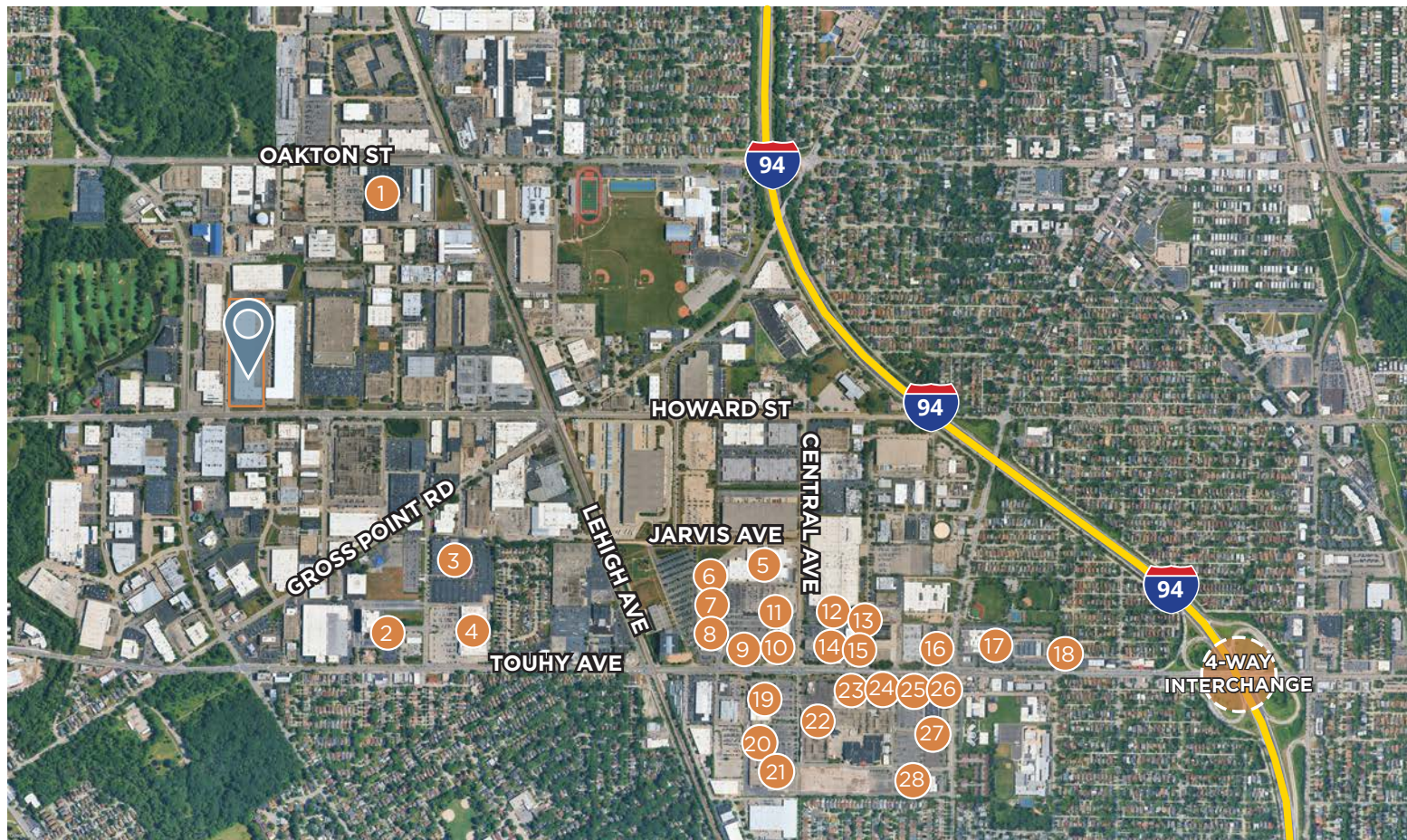
6424 W. HOWARD ST.

NILES, IL

Owned and Managed By:

LBA Logistics 

AREA AMENITIES



1 **MENARDS®**



8 **FRESH FARMS**
WEAVING THE WORLD TO YOUR TABLE



15 

22 **Michaels**



9 **Walgreens**



23 **OfficeMax®**

3 **COSTCO WHOLESALE**



16 **Holiday Inn**

24 **ULTA BEAUTY**

4 **TARGET**

10 **CHASE**

17 **DUNKIN' DONUTS**

25 **PETSMART**

5 **Walmart**

11 **CAVA**

18 **Jewel**

26 **BEST BUY**



12 **Panera BREAD®**

19 **Party City**

27 **five BELOW**

7 **ROSS DRESS FOR LESS®**

13 **Panera BREAD®**

20 **DICK'S SPORTING GOODS**

28 **AMC THEATRES**



CHRISTOPHER VOLKERT, SIOR
PRINCIPAL
+1 847 698 8237
chris.volkert@colliers.com

BRENDAN GREEN
SENIOR VICE PRESIDENT
+1 847 698 8227
brendan.green@colliers.com