

**CHICAGO NORTH SIDE RIVERFRONT INDUSTRIAL PROPERTY  
WITH HEAVY PARKING & OUTSIDE STORAGE (ALL USES CONSIDERED)  
6,246 SF FLEX/SHOWROOM SPACE AVAILABLE FOR LEASE**



<b>Unit SF:</b>	±6,246 SF (UNIT C)
<b>Lease Price:</b>	Starting at \$10.00 PSF Net
<b>Taxes &amp; CAM:</b>	Taxes: \$3.78 PSF Estimated Insurance/CAM: \$0.96 PSF
<b>Ceiling Height:</b>	12'9" Clear (22'10" to Deck)
<b>Zoning:</b>	M2-3
<b>Total Parking:</b>	132 Spaces for whole building
<b># of Drive-in Doors:</b>	1 Drive-in Door

**HIGHLIGHTS:**

- LOCATED IN DENSELY POPULATED NORTH SIDE
- RARE RIVERFRONT PROPERTY
- OUTDOOR STORAGE
- FLEXIBLE USES
- LOCATED IN ENTERPRISE ZONE 4
- CONCRETE FLOOR LOAD
- CLEAR-SPAN
- TRUSS ROOF
- WET SPRINKLER SYSTEM
- JUST OFF KENNEDY EXPRESSWAY



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PHONE: 773-736-3600



### LOCATION



### DEMOGRAPHICS

	1 mile	2 miles	3 miles
<b>Population</b>	45,659	241,013	584,484
<b>Households</b>	18,915	98,772	253,346
<b>Avg. Household Size</b>	2.3	2.3	2.2
<b>Avg. Household Income</b>	\$147,835	\$140,082	\$121,800



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