

LEASE

Updated Flex Office Warehouse

5710 N NORTHWEST HIGHWAY

Chicago, IL 60646



PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|--------------------|
| LEASE RATE: | \$15 NNN |
| BUILDING SIZE: | 4,586 SF |
| AVAILABLE SF: | 4,586 SF |
| LOT SIZE: | 0.145 Acres |
| YEAR BUILT: | 1954 |
| RENOVATED: | 2024 |
| ZONING: | M 1-1 |
| CLEAR HEIGHT: | 13' |
| POWER: | 440 Amp 3 Phase |

PROPERTY OVERVIEW

Northwest Hwy. & Nagle. Lease this well-maintained brick office/warehouse with side driveway leading to a 10' X 8' overhead drive-in dock. 1,980 SF office and 2,675 SF warehouse/storage with 13' clear height. 440 amp / 3 phase electrical service. New roof in 2019. Updated private offices, conference room, kitchen, and bathroom with shower. Call David Coupe for more information or to arrange a tour at 847-812-8414.

DAVID COUPE

O: 312.789.4866
david.coupe@svn.com
IL #471.016180

ADDITIONAL PHOTOS



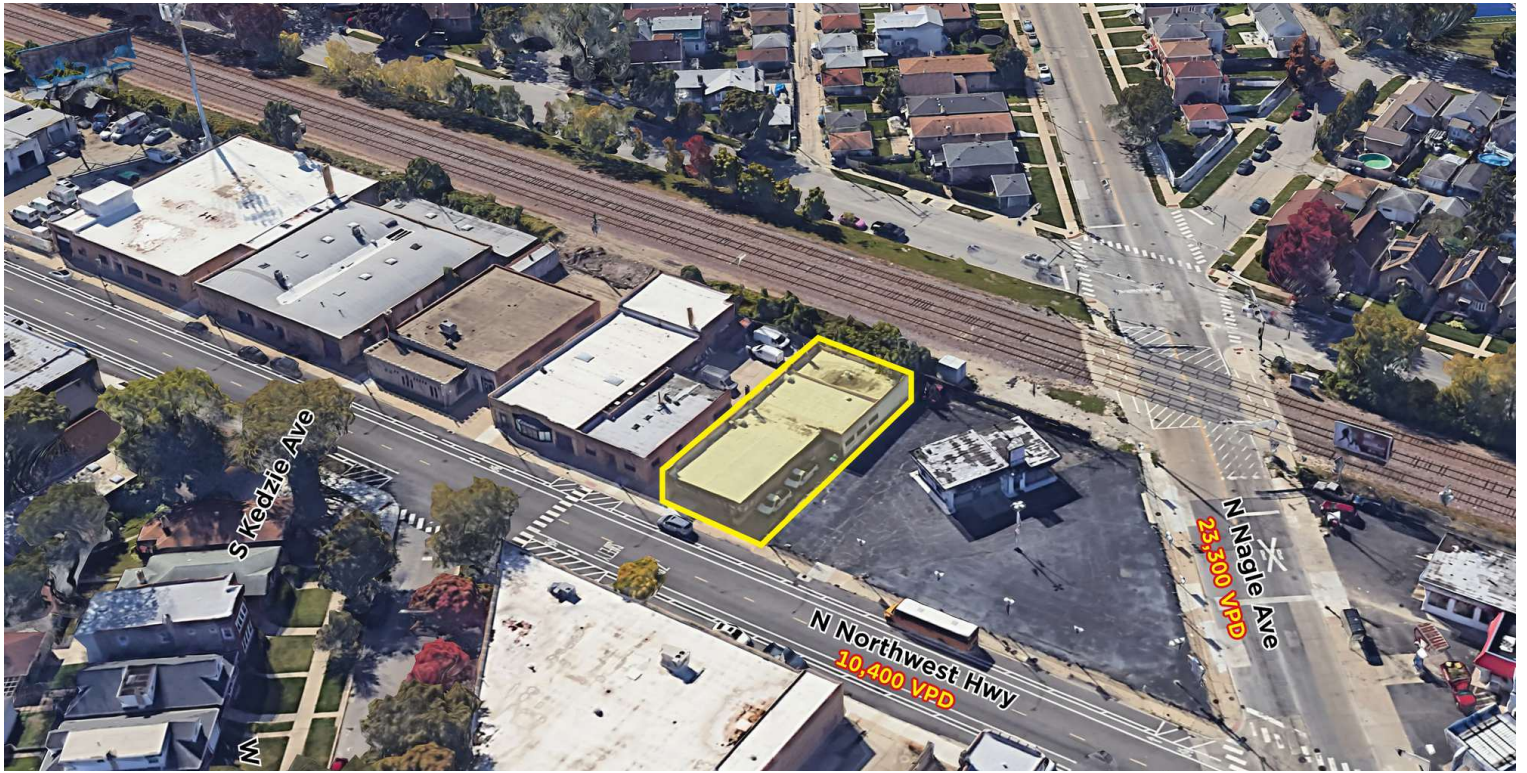
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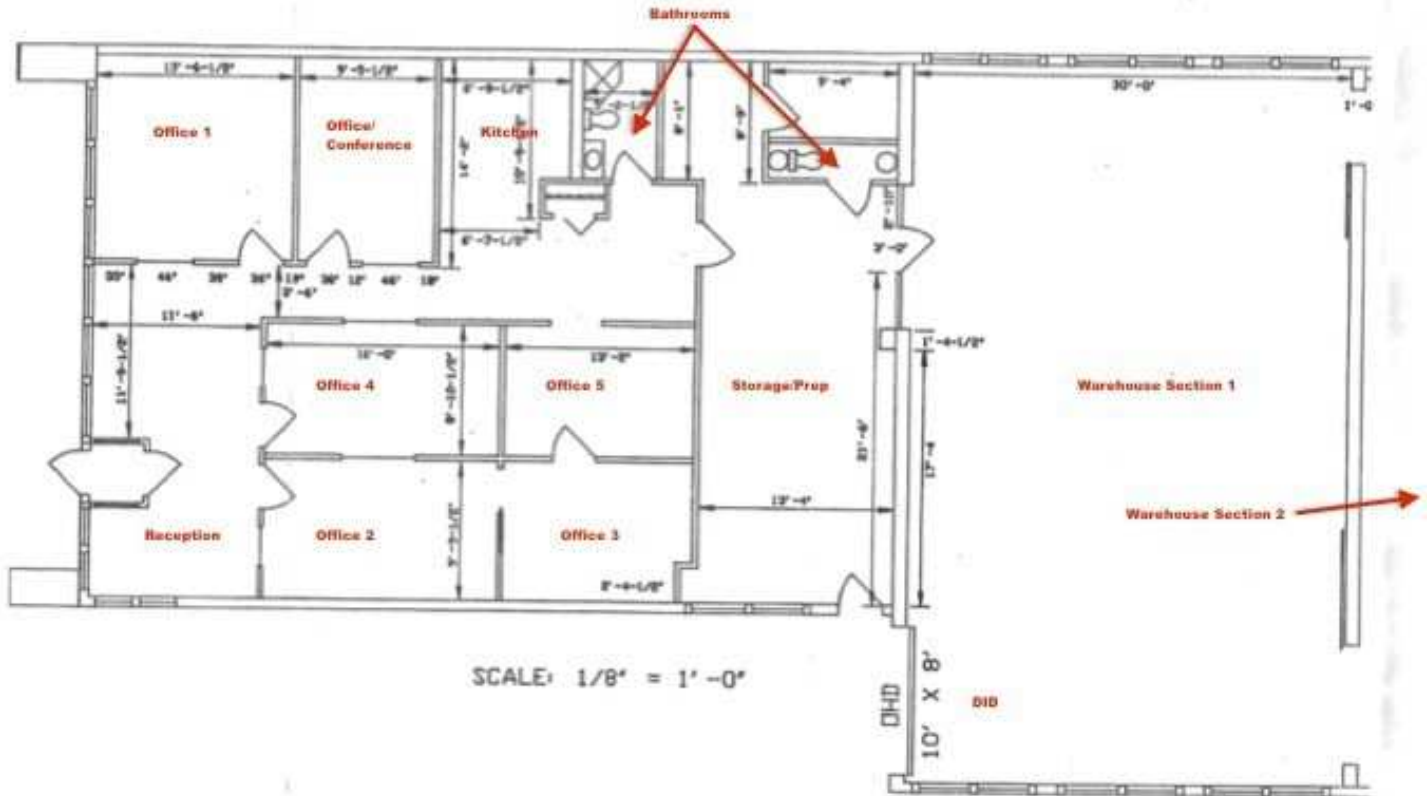
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FLOOR PLAN

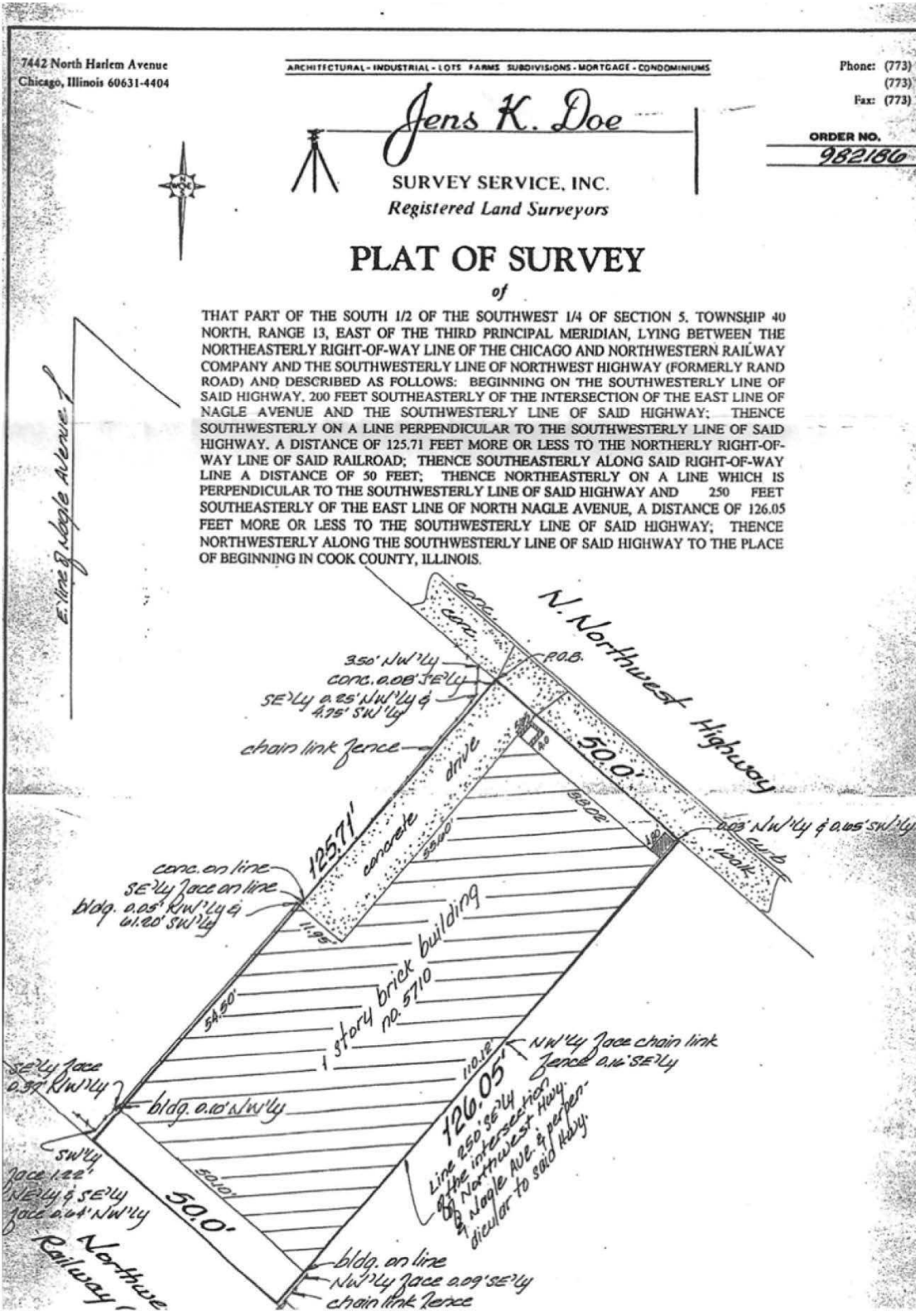


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7442 North Harlem Avenue
Chicago, Illinois 60631-4404

ARCHITECTURAL - INDUSTRIAL - LOTS - FARMS - SUBDIVISIONS - MORTGAGE - CONDOMINIUMS

Phone: (773) 773-1111
Fax: (773) 773-1111

Jens K. Doe

SURVEY SERVICE, INC.
Registered Land Surveyors

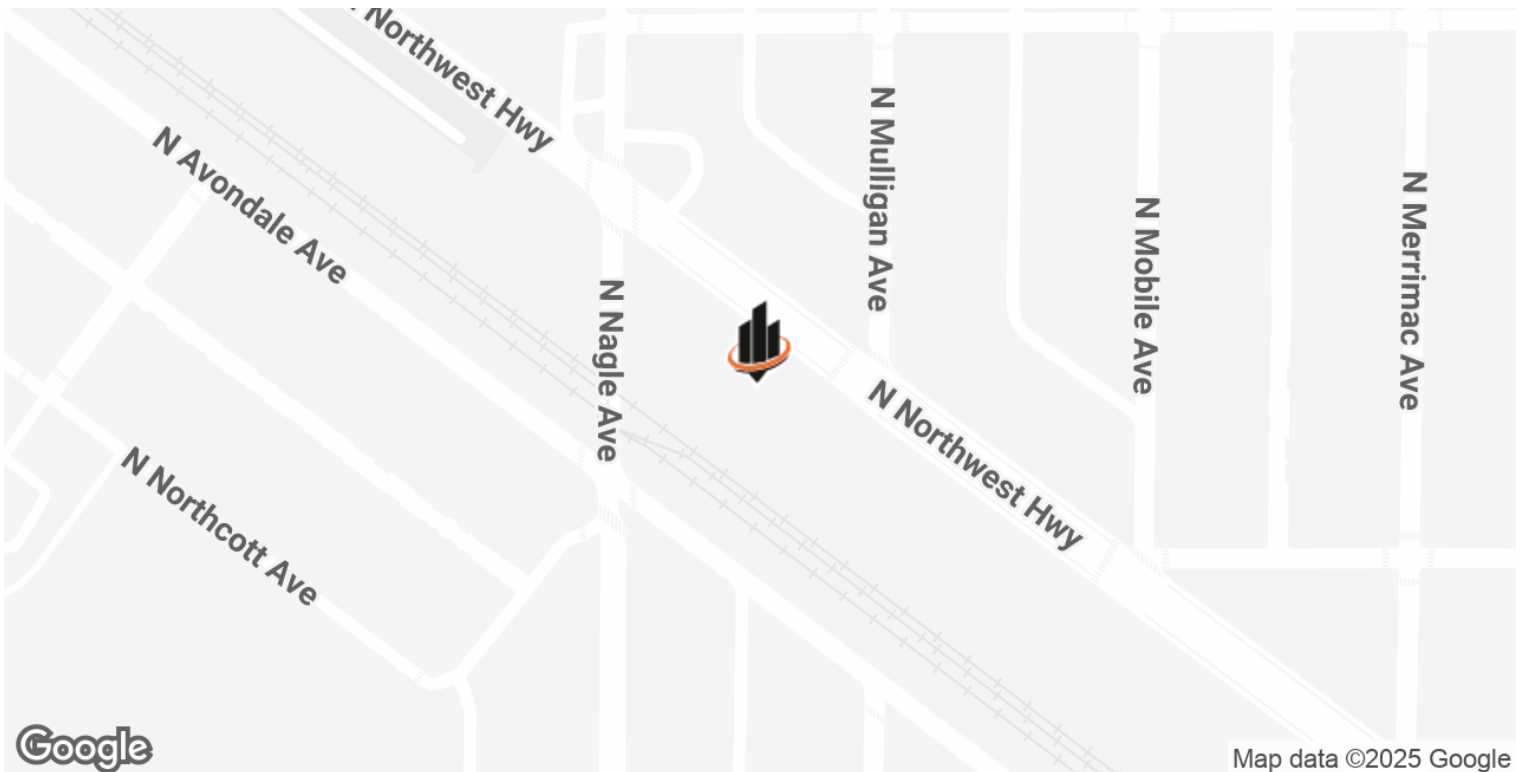
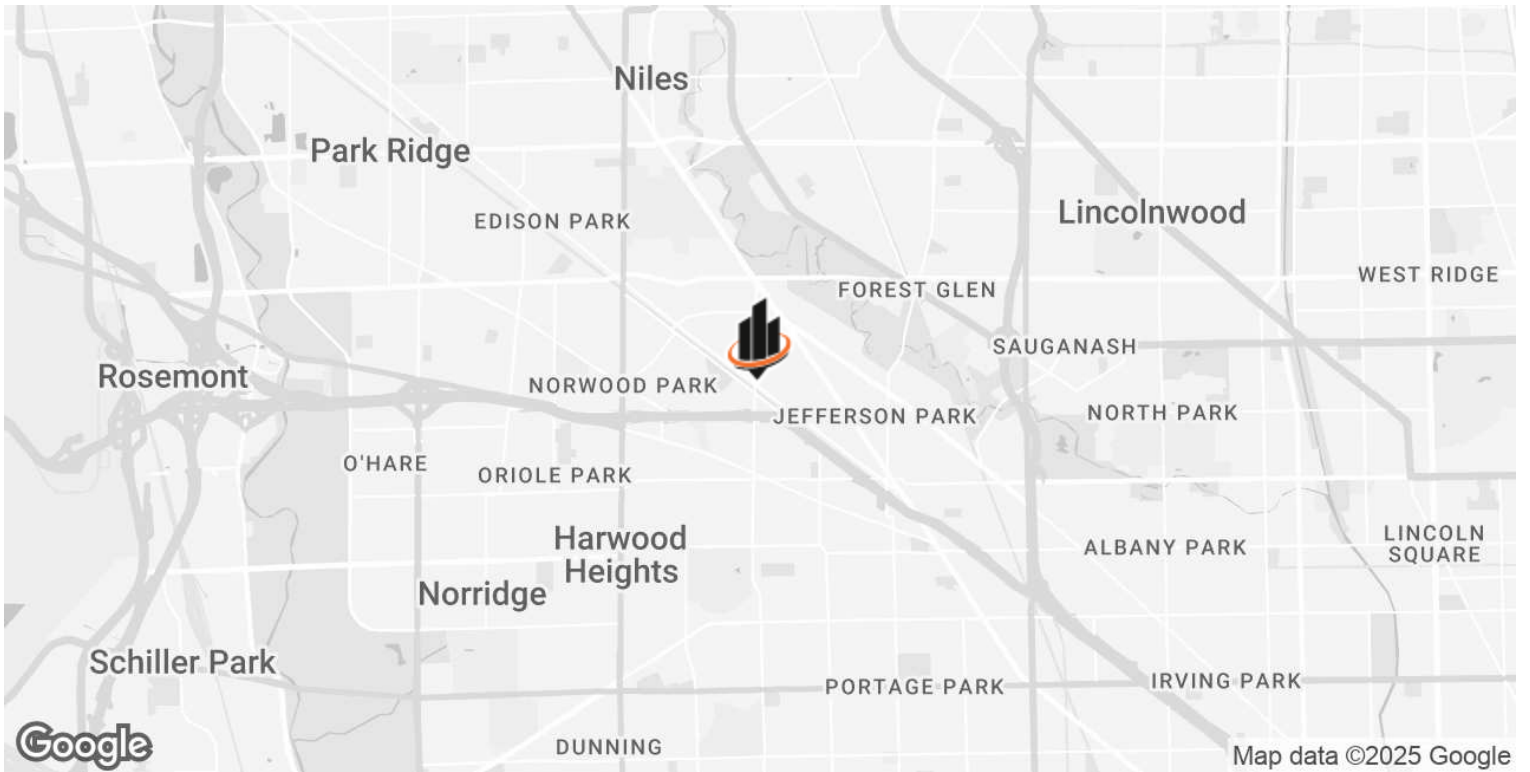
ORDER NO.
982180

PLAT OF SURVEY

of
 THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY AND THE SOUTHWESTERLY LINE OF NORTHWEST HIGHWAY (FORMERLY RAND ROAD) AND DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTHWESTERLY LINE OF SAID HIGHWAY, 200 FEET SOUTHEASTERLY OF THE INTERSECTION OF THE EAST LINE OF NAGLE AVENUE AND THE SOUTHWESTERLY LINE OF SAID HIGHWAY; THENCE SOUTHWESTERLY ON A LINE PERPENDICULAR TO THE SOUTHWESTERLY LINE OF SAID HIGHWAY, A DISTANCE OF 125.71 FEET MORE OR LESS TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 50 FEET; THENCE NORTHEASTERLY ON A LINE WHICH IS PERPENDICULAR TO THE SOUTHWESTERLY LINE OF SAID HIGHWAY AND 250 FEET SOUTHEASTERLY OF THE EAST LINE OF NORTH NAGLE AVENUE, A DISTANCE OF 126.05 FEET MORE OR LESS TO THE SOUTHWESTERLY LINE OF SAID HIGHWAY; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID HIGHWAY TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

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LOCATION MAPS



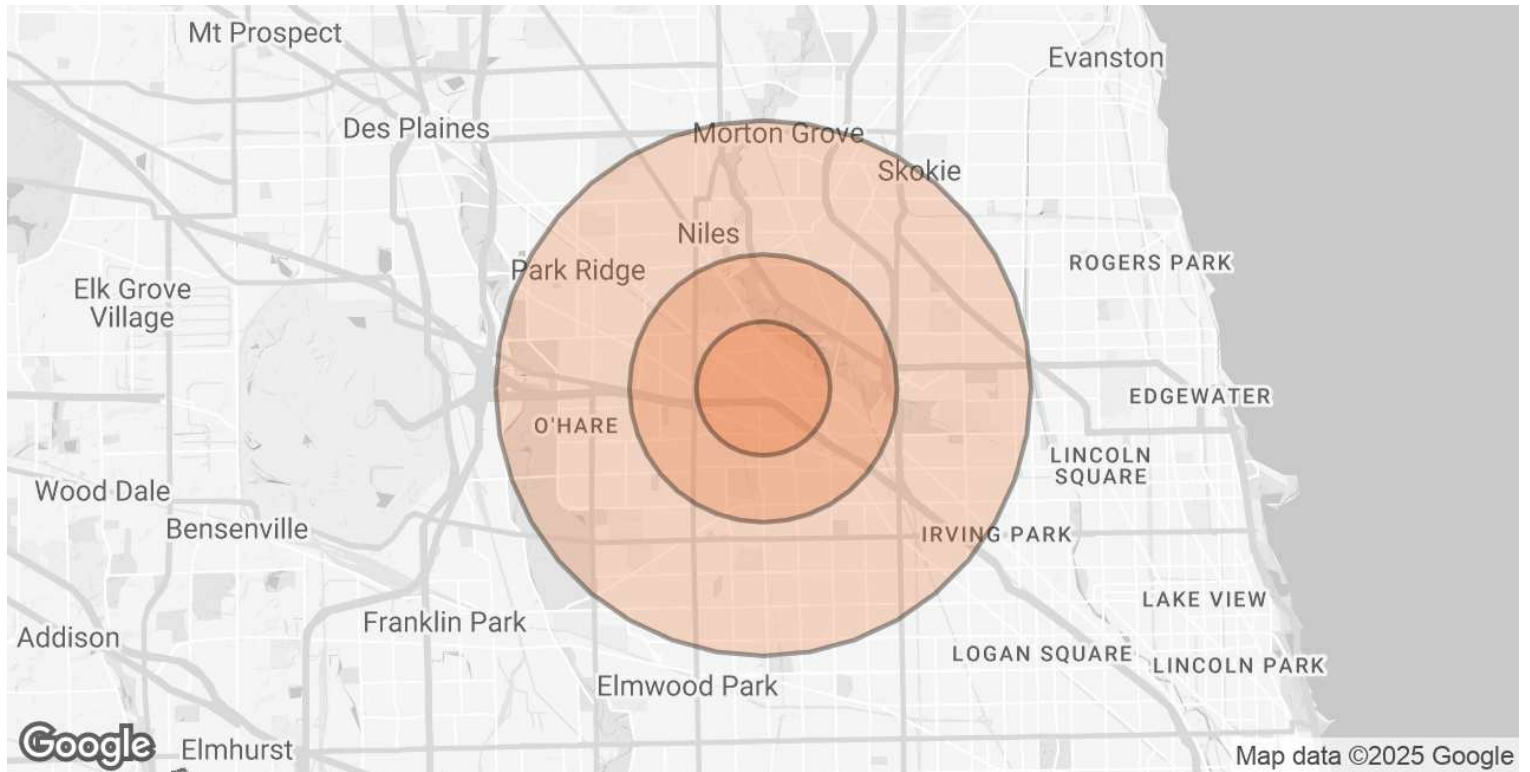
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 2 MILES | 4 MILES |
|--------------------------------|---------------|----------------|----------------|
| TOTAL POPULATION | 28,099 | 108,354 | 390,311 |
| AVERAGE AGE | 43 | 43 | 42 |
| AVERAGE AGE (MALE) | 42 | 42 | 41 |
| AVERAGE AGE (FEMALE) | 44 | 45 | 43 |
| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 4 MILES |
| TOTAL HOUSEHOLDS | 11,288 | 43,303 | 147,551 |
| # OF PERSONS PER HH | 2.5 | 2.5 | 2.6 |
| AVERAGE HH INCOME | \$123,023 | \$128,906 | \$122,037 |
| AVERAGE HOUSE VALUE | \$454,817 | \$453,437 | \$438,112 |

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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