

6420 W. HOWARD ST.
NILES, IL

Owned and Managed By:

LBALogistics 

FOR LEASE: 51,192 SF AVAILABLE



PROPERTY HIGHLIGHTS

- Available Size: 51,192 SF - Up to 92,875 SF
- Building Size: 202,654 SF
- Office Size: Approximately 1,200 SF
- Ceiling Height: 28' clear
- Loading: 7 exterior docks
- Sprinkler: ESFR
- Columns: 50' x 51'
- Power: 400A 277/480v
- Car Parking: 52 cars
- Built in 2005
- Possession: November 1, 2026
- 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

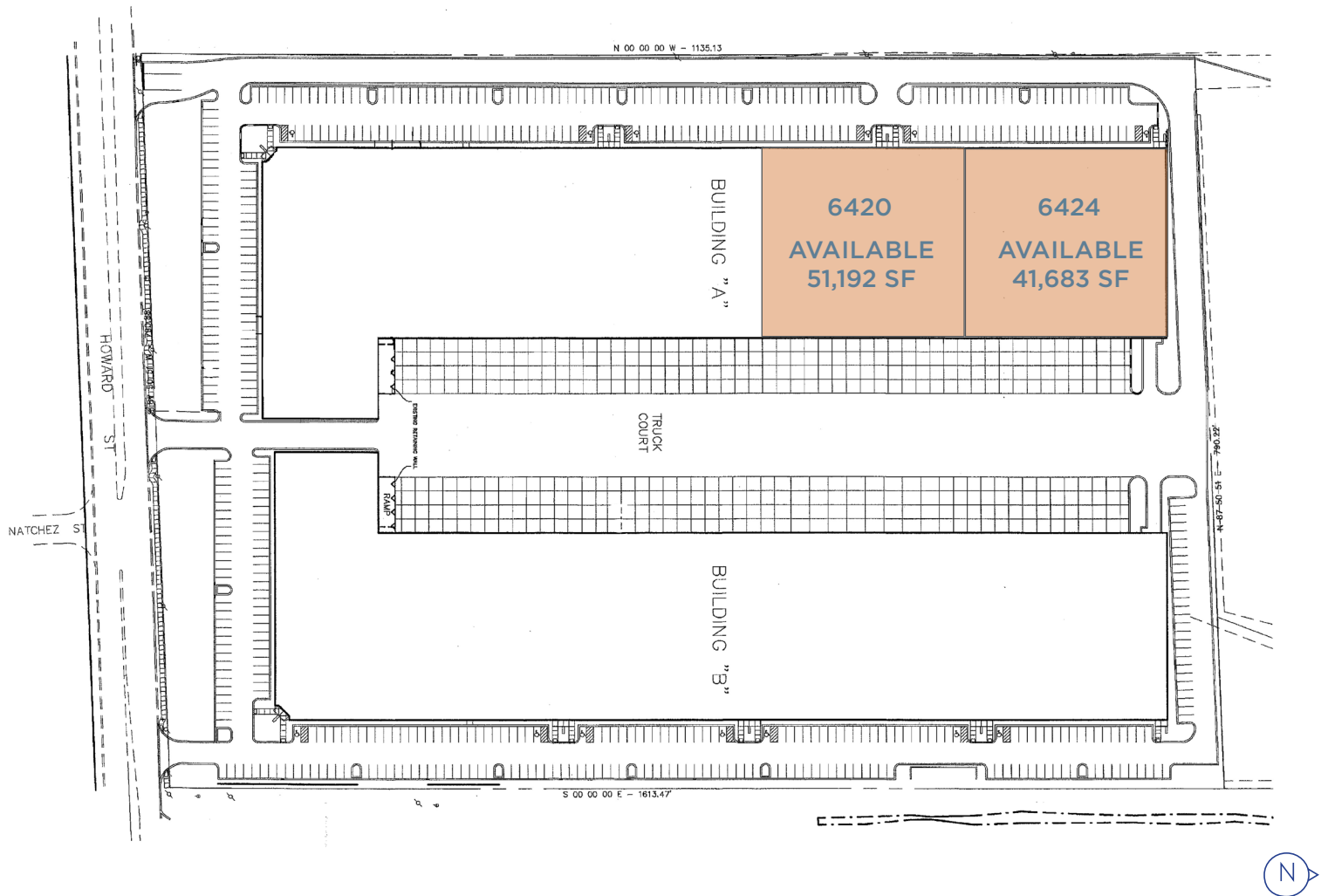
**BRENDAN GREEN
SENIOR VICE PRESIDENT**
+1 847 698 8227
brendan.green@colliers.com

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SITE PLAN



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BUILDING PLAN



PROPERTY DESCRIPTION

- Building Size: 202,654 SF
- Configuration: Rear load
- Construction: Reinforced concrete
- Clear Height: 28' clear
- Loading: 7 exterior docks
- Car Parking: 52 cars
- Slab: 6"
- Truck Court: 200' (shared)



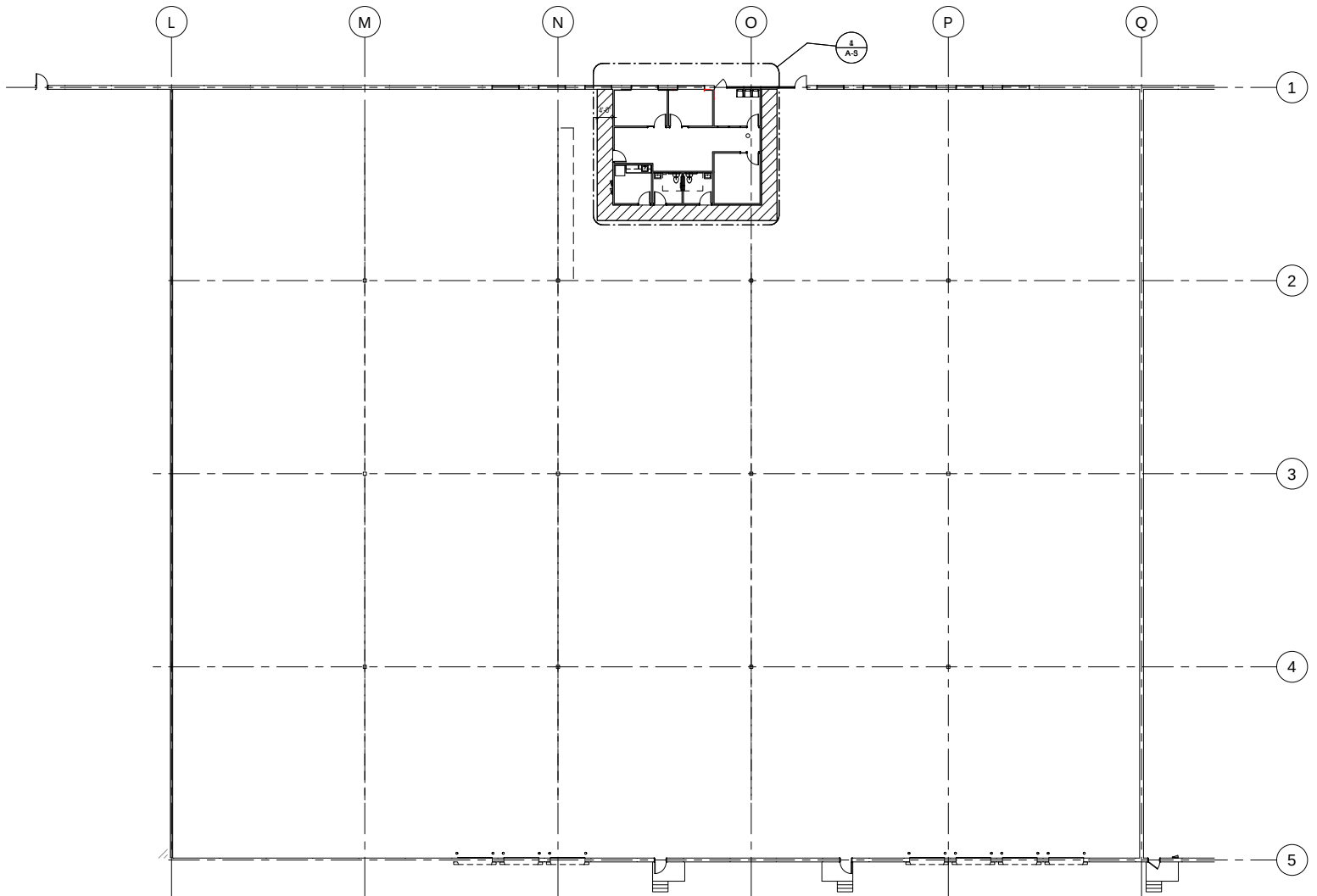
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FLOOR PLAN



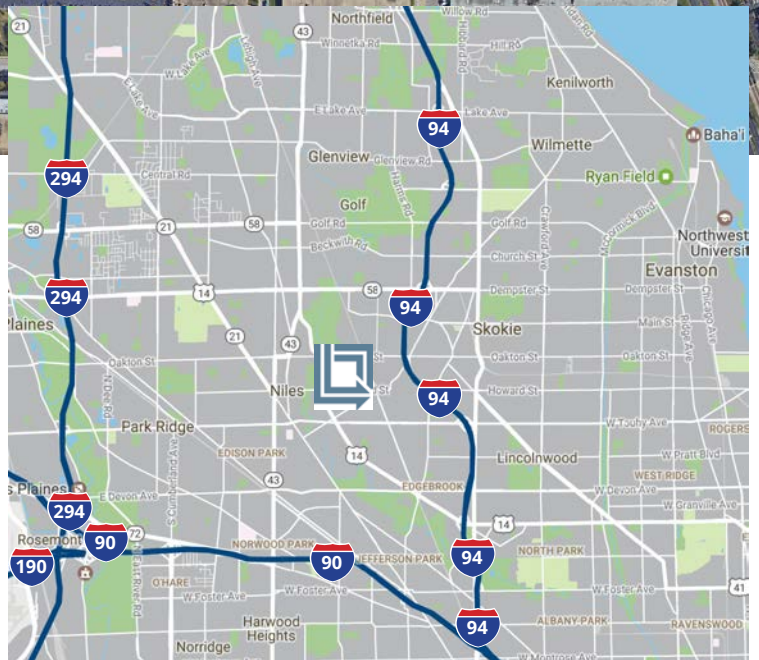
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7 MINUTES/2.5 MILES FROM I-94 AND TOUHY AVE



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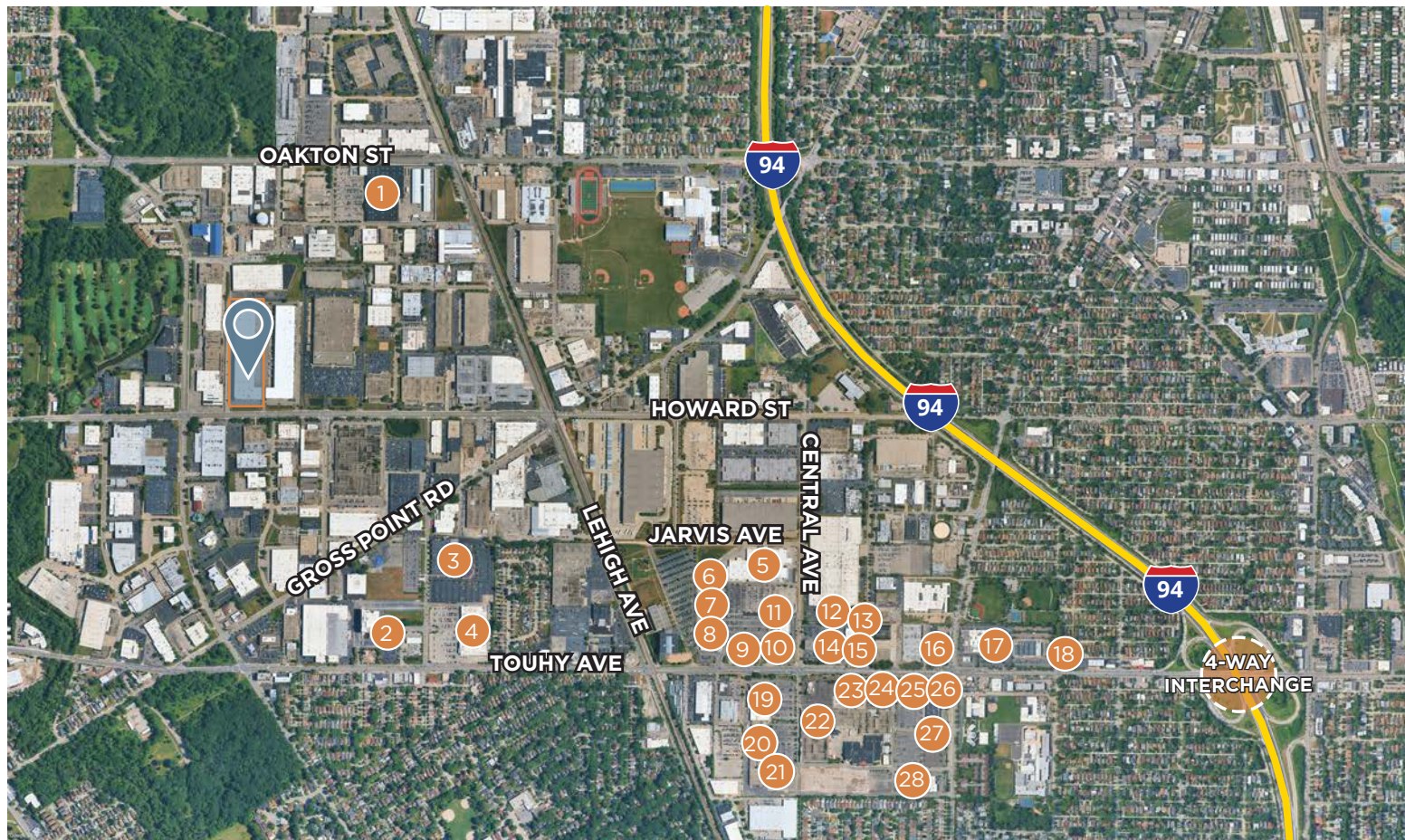
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AREA AMENITIES



- | | | | |
|---|--|---|--|
| 1  | 8  | 15  | 22  |
| 2  | 9  | 16  | 23  |
| 3  | 10  | 17  | 24  |
| 4  | 11  | 18  | 25  |
| 5  | 12  | 19  | 26  |
| 6  | 13  | 20  | 27  |
| 7  | 14  | 21  | 28  |



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