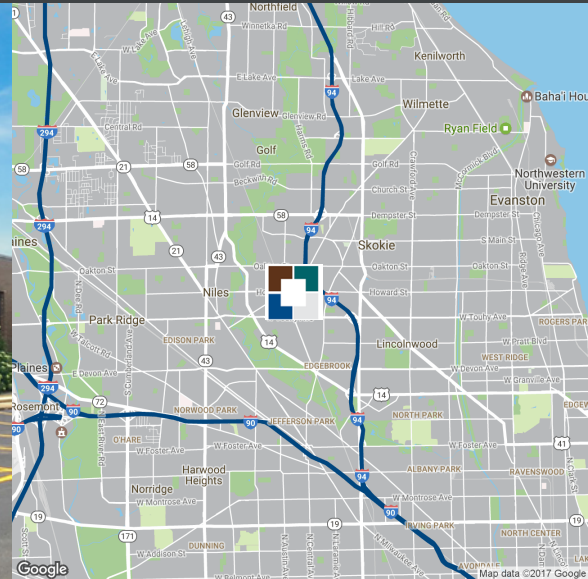




AVAILABLE
7,427 SF

5629 Howard Street - Niles, IL



ABOUT THIS PROPERTY

- Location: Howard Plaza IV
- Space Available: 7,427 SF
- Office: 1,485 SF (20%)
- Total Building Size: 64,969 SF
- Construction: Masonry/Steel
- Ceiling Height: 14' Clear
- Loading: Common interior depressed docks with levelers, 1 drive in door
- HVAC: Office: Gas-fired forced air heat; roof top AC
- Warehouse: Gas-fired hanging unit heaters
- Electric Capacity: 200 Amps @208 volts
- Sprinklers: Wet System
- Real Estate Taxes: 2026 Estimated \$3.47 PSF
- CAM: 2026 Estimated \$1.31 PSF
- Base Rental Rate: \$9.00 SF/Net
- Public transportation on Howard Street
- Gas & electric utilities are separately metered
- ¼ mile west of Eden's Expressway (I-94)
- Institutionally owned and professionally managed

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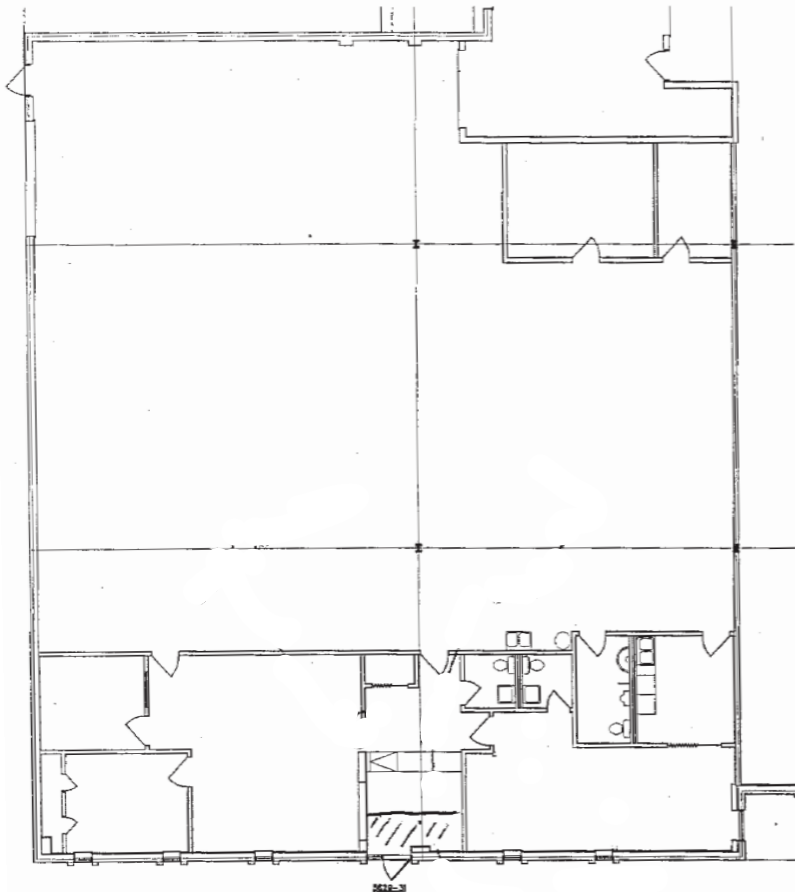
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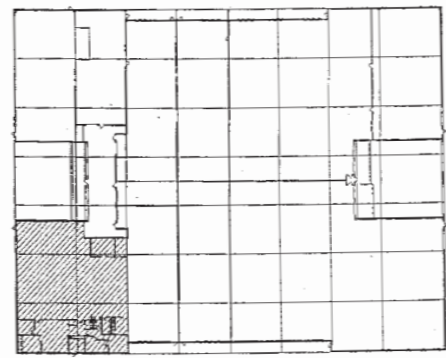


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PARTIAL BUILDING FOUR PLAN
SCALE: 1/16" = 1'-0"



BUILDING FOUR KEY PLAN
SCALE: 1" = 100'-0"

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