

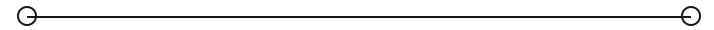


LEASE

±43,750 to 87,500 SF
Available in O'Hare
Market | Enterprise Zone

9234 BELMONT AVE

Franklin Park, IL 60131



PRESENTED BY:

VANEESA PEETERS

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PROPERTY SUMMARY



WAREHOUSE LEASE RATE:	\$11.00/SF NNN
AVAILABLE SF:	±43,750 to 87,500 SF Warehouse ±5,120 Office
LOT SIZE:	9.71 Acres
BUILDING SIZE:	179,164 SF
YEAR BUILT:	2005
CEILING HEIGHT:	34'
DOCKS:	9 Ext expandable to 13

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PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present Belmont Business Center, located at 9234 Belmont Avenue in the heart of Franklin Park's booming industrial corridor. This prime industrial/manufacturing/dry storage property offers a modern design, spacious and flexible floor plans, and high visibility on Belmont Avenue. The property is built from well-insulated precast concrete, creating a comfortable environment for workers. It is located in the Franklin Park Enterprise Zone just steps from the Franklin Park Metra station, under 5 miles to O'Hare International Airport, and minutes from the major transportation arteries of I-294 and I-90.

PROPERTY HIGHLIGHTS

- ±87,500 SF Industrial/Manufacturing/Dry Storage space
- One ±16,600 SF Cooler (33° F) | Four ±8,529 SF Freezers (-20° F) space available for up to 400 pallets for qualifying tenant
- 34' Clear Height | 40'x48' column spacing | 9 Docks expandable to 13 | DID Ramp
- ±5,120 SF Second Floor Executive Office Available | Shared Warehouse Office | High end finishes
- Precast concrete construction | 480V | 3-Phase | 1200 amps
- 120 Front Auto Parking Spaces and Rear Truck Parking Available
- Steps to Franklin Park Metra station | Minutes from I-294 and I-90
- 5 miles to O'Hare International Airport | Monument Signage Available
- Within the Franklin Park Enterprise Zone

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN; MG
TOTAL SPACE:	5,120 - 87,500 SF

LEASE TERM:	60 months
LEASE RATE:	\$11 - \$28 SF/yr

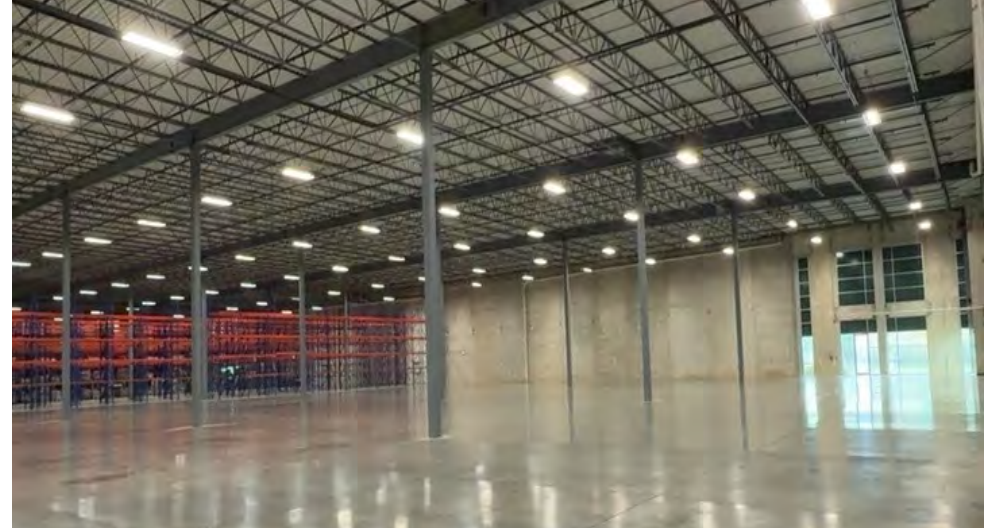
AVAILABLE SPACES SUITE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit B Vanilla Box Warehouse	Available	43,750 - 87,500 SF	NNN	\$11.00 SF/yr
Mezzanine Level Office	Available	5,120 SF	Modified Gross	\$28.00 SF/yr

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WAREHOUSE INTERIOR AND EXTERIOR PHOTOS



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±43,750 TO 87,500 SF AVAILABLE FOR LEASE IN O'HARE MARKET | ENTERPRISE ZONE | 9234 Belmont Ave Franklin Park, IL 60131SVN | CH

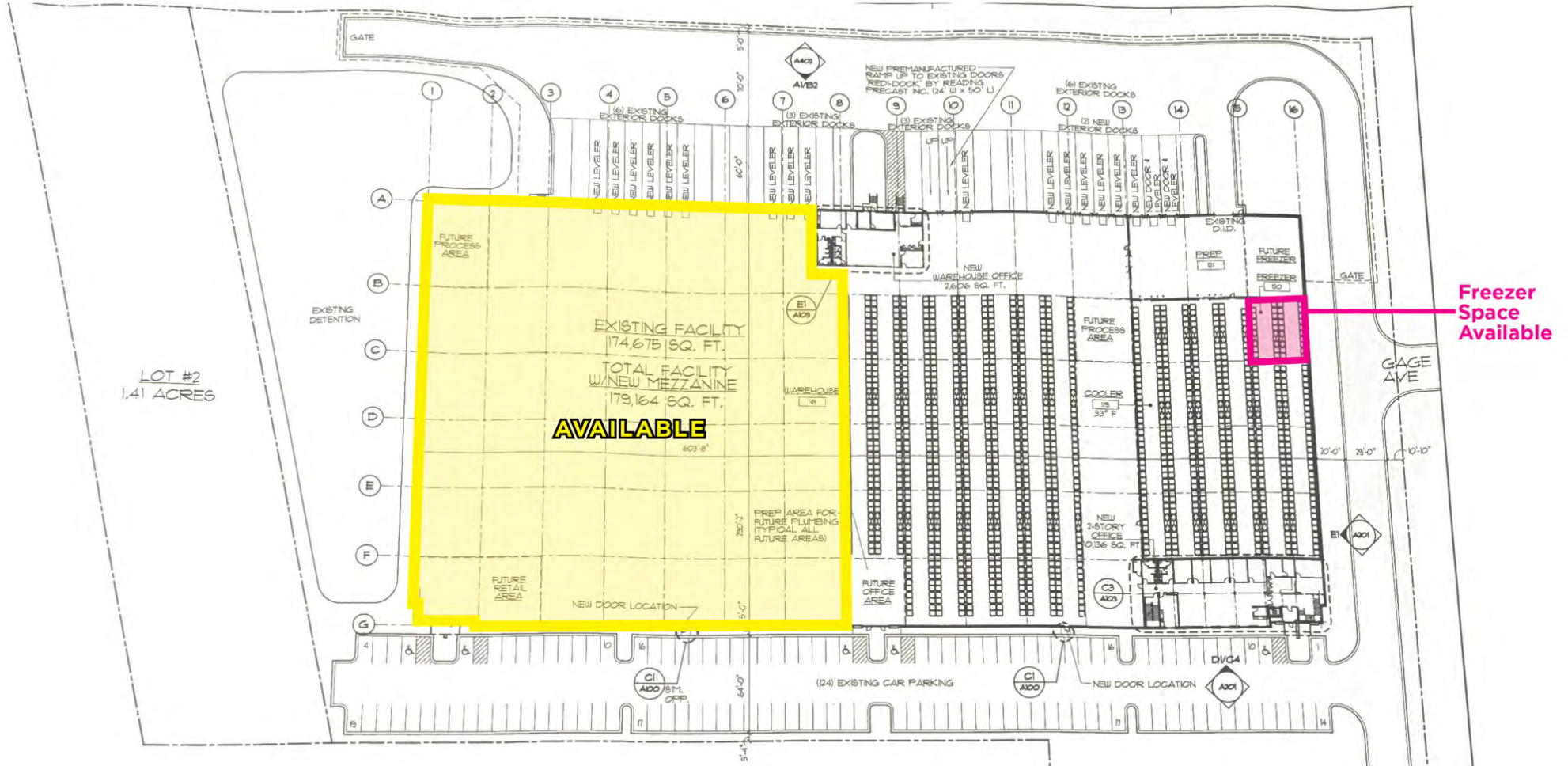
OFFICE INTERIOR PHOTOS



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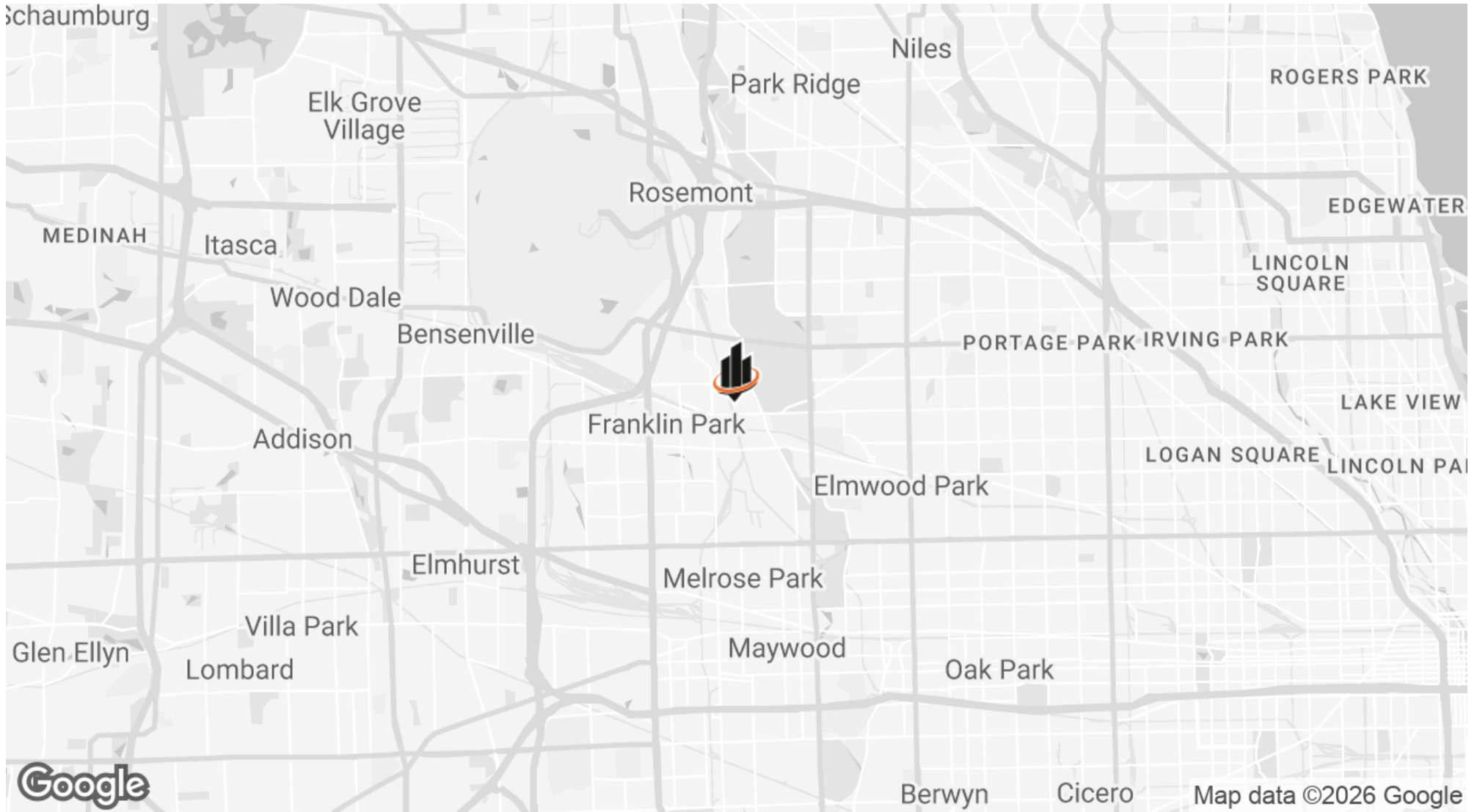
±87,500 SF WAREHOUSE | COLD ROOMS AND ±5,120 SF OFFICE



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

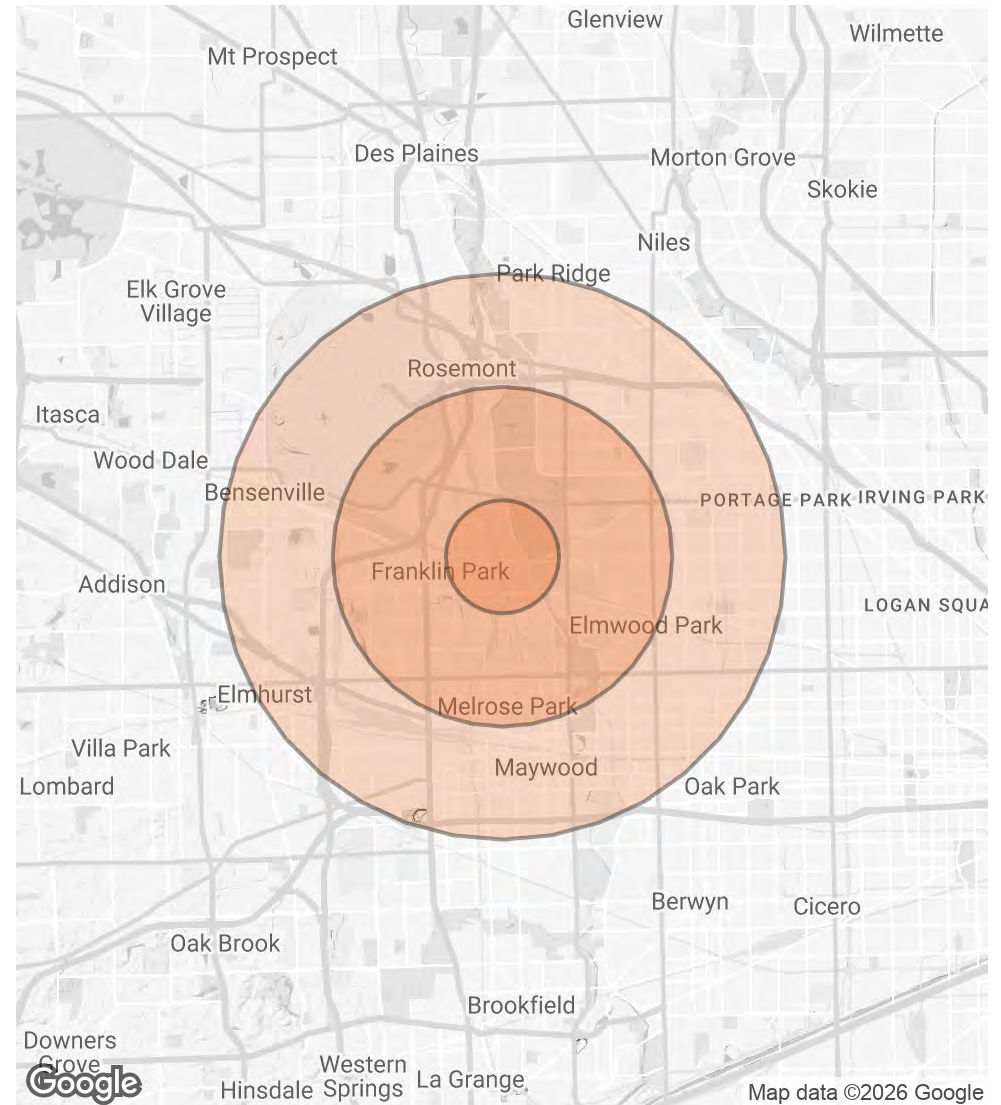
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,192	149,771	441,614
AVERAGE AGE	41	41	41
AVERAGE AGE (MALE)	40	40	40
AVERAGE AGE (FEMALE)	42	42	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,438	55,219	163,181
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$96,039	\$96,514	\$110,612
AVERAGE HOUSE VALUE	\$284,675	\$323,629	\$373,950

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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