

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



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



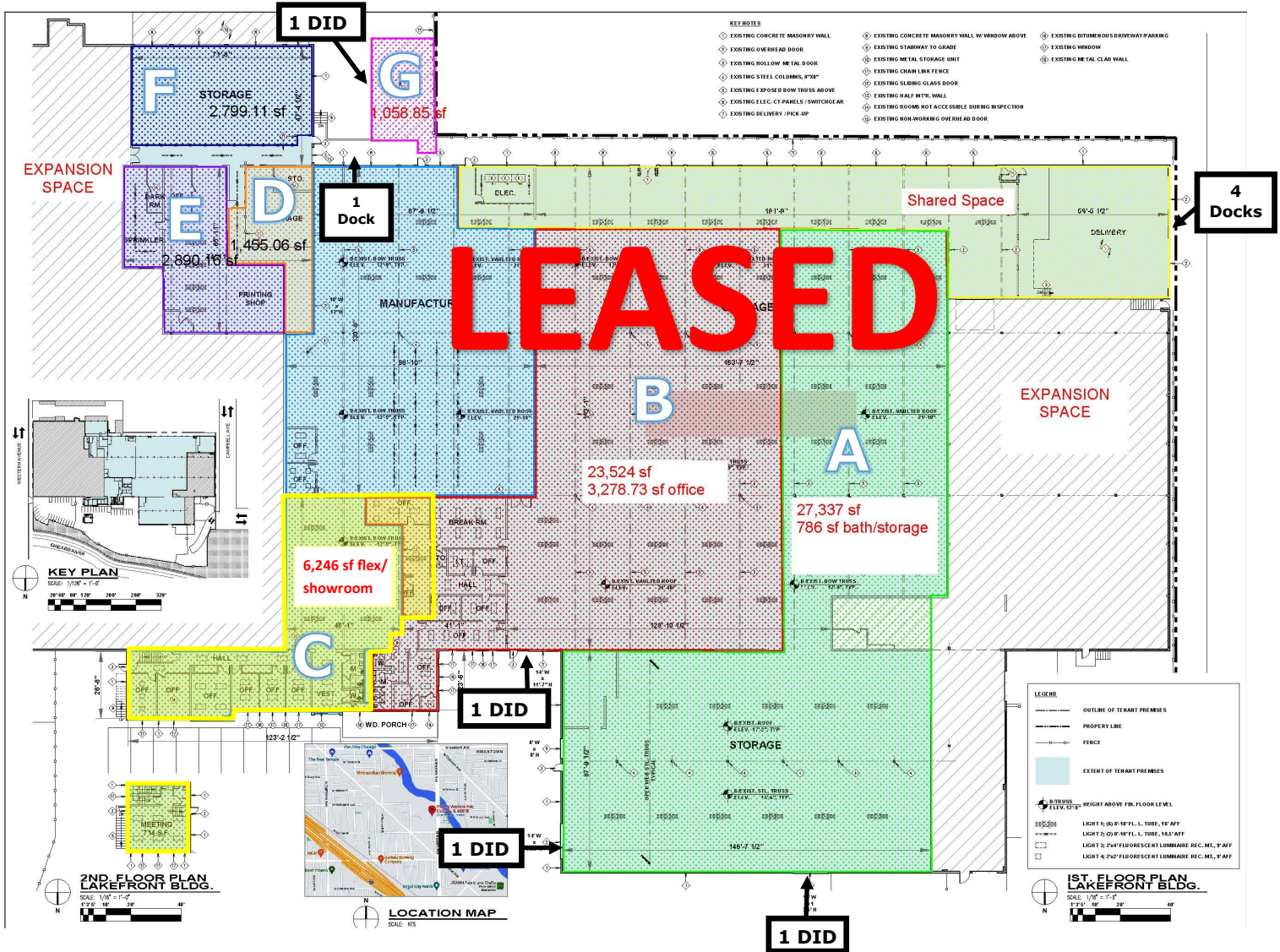
ADAM SCHNEIDERMAN, SIOR
847-826-4467
ADAM@STRAUSSREALTY.COM

DAVID KAPLAN
630-294-8689
DAVID@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4350 N. MILWAUKEE AVE.
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

Floor Plan

UNIT C - 6,246 SF FLEX/SHOWROOM SPACE AVAILABLE



ADAM SCHNEIDERMAN, SIOR
847-826-4467
ADAM@STRAUSSREALTY.COM

DAVID KAPLAN
630-294-8689
DAVID@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4350 N. MILWAUKEE AVE.
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

STRAUSS

REALTY, LTD.

2950 N. WESTERN AVE.
CHICAGO, IL 60618

LOCATION



DEMOGRAPHICS

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



ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

DAVID KAPLAN

630-294-8689

DAVID@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.

4350 N. MILWAUKEE AVE.

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600