



Vandon Forbes

THE ICE HOUSE

609 SOUTH BLVD. | EVANSTON, IL

FOR SALE OR LEASE | APPROX. 27,355 SF

16'-40' CEILING HEIGHTS • OVERSIZED LOADING DOCK

\$3.1M ASKING PRICE • LEASE RATE NEGOTIABLE

OWNER-USER • CAR STORAGE • EVENTS • SPORTS / RECREATION

MXE ZONING

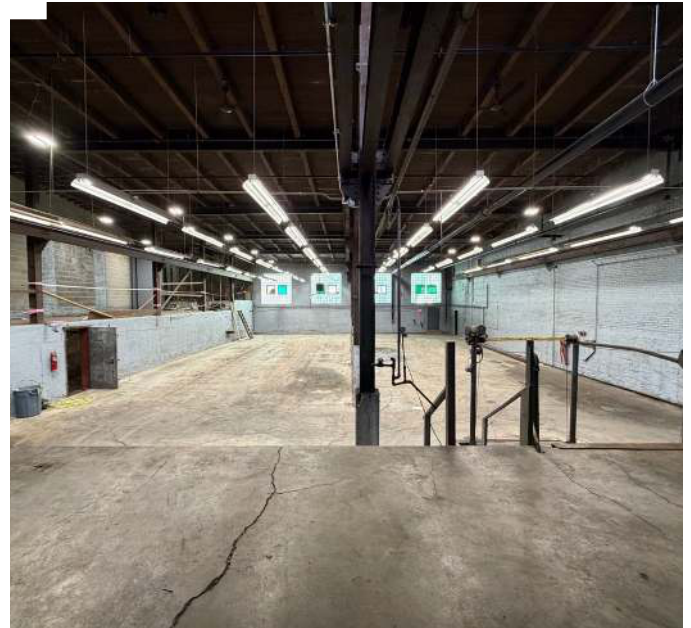


SPACE WITH RANGE.

A rare Evanston building built for big ideas.

Approximately 27,355 SF of industrial/flex space with dramatic 16'-40' clear heights, oversized loading dock, expansive open areas and a location with nearby CTA and Metra service.

SF is approximate.



PERFECT FOR



OWNER-USER FLEX

Operate, store and grow under one roof.



CAR STORAGE

High-clearance, secure specialty vehicle space.



EVENT SPACE

Large-volume rooms for private or branded events.



SPORTS FACILITY

Training, courts, recreation or specialty concepts.

TRUE INDUSTRIAL FUNCTIONEVANSTON ACCESS.

THE NUMBERS THAT MATTER.

27,355

APPRX. SF

16'-40'

CEILING HEIGHTS

\$3.1M

ASKING PRICE

NEGOTIABLE

LEASE RATE

SF is approximate.

PROPERTY HIGHLIGHTS

ZONING
MXE



16'-40' dramatic ceiling heights



Oversized loading dock



Industrial + office / flex configuration



Expansive open-span areas



Owner-user or tenant flexibility



Rare North Shore industrial/flex opportunity

RECENT CAPITAL IMPROVEMENTS

NEW ROOF

25-year warranty

NEW POWER

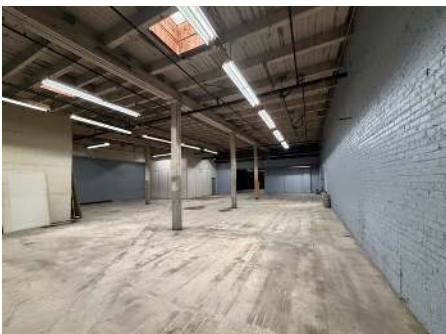
400 amp, 3-phase • expandable

FIRE / LIFE SAFETY

Updated building system

NEW SPRINKLER

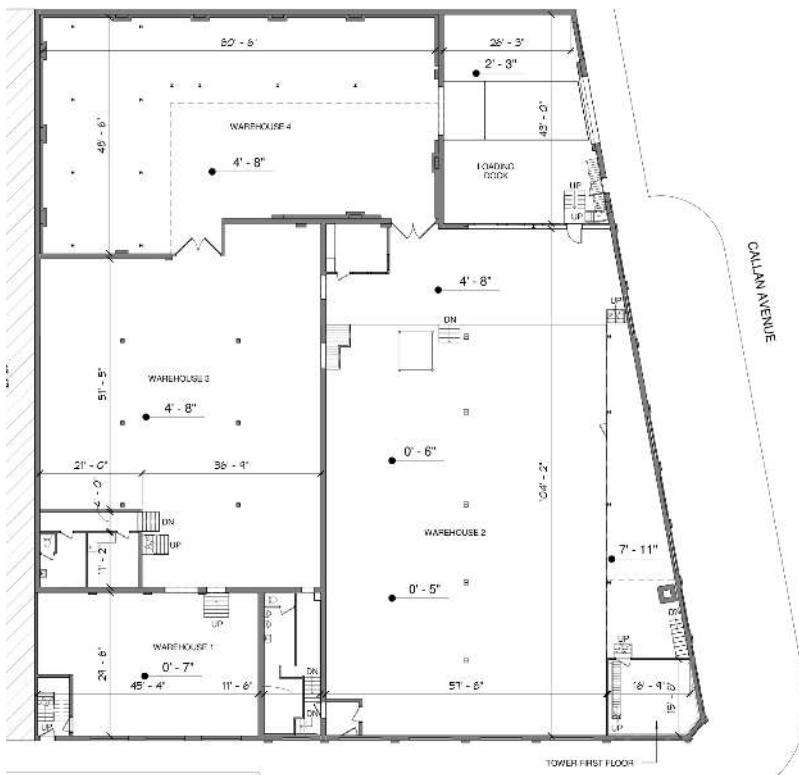
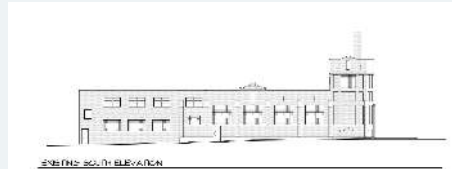
Newly installed



FLOOR PLAN + BUILDING PROFILE

MAIN LEVEL | FIRST FLOOR AS-BUILT

EXISTING SOUTH ELEVATION



APPROX. 27,355 SF | MAIN LEVEL

FIRST FLOOR PLAN + EXISTING SOUTH ELEVATION

SF is approximate.

LOCATION + OFFERING



TRANSIT ACCESS

EVANSTON

Nearby CTA and Metra service puts this true industrial/flex asset in a location rarely available for a building of this scale and height.

609 SOUTH BLVD.

EVANSTON, IL

FOR SALE OR LEASE

\$3.1M asking price | Lease rate negotiable

DIVISIBLE TO 2,000 SF • UP TO 22,499 SF AVAILABLE

SF is approximate.

A SPACE THAT CAN BECOME SOMETHING DIFFERENT.

Owner-user headquarters. Flex industrial. Collector car storage. Event venue. Sports or recreation facility.
Showroom. Studio. Specialty use.

AARON KAPLAN

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