



**LEASE**

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

**9234 BELMONT AVE**

Franklin Park, IL 60131

**PRESENTED BY:**

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# PROPERTY SUMMARY



|                       |                                |
|-----------------------|--------------------------------|
| WAREHOUSE LEASE RATE: | \$11.00 PSF<br>NNN/SF \$6.00   |
| AVAILABLE SF:         | ±43,750 to 87,500 SF Warehouse |
| 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
- 34' Clear Height | 40'x48' column spacing | 9 Docks expandable to 13 | DID Ramp
- 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                |
| TOTAL SPACE: | 43,750 - 87,500 SF |

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

## AVAILABLE SPACES SUITE

|                              | TENANT    | SIZE (SF)          | LEASE TYPE | LEASE RATE    |
|------------------------------|-----------|--------------------|------------|---------------|
| Unit B Vanilla Box Warehouse | Available | 43,750 - 87,500 SF | NNN        | \$11.00 SF/yr |

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## WAREHOUSE INTERIOR AND EXTERIOR PHOTOS



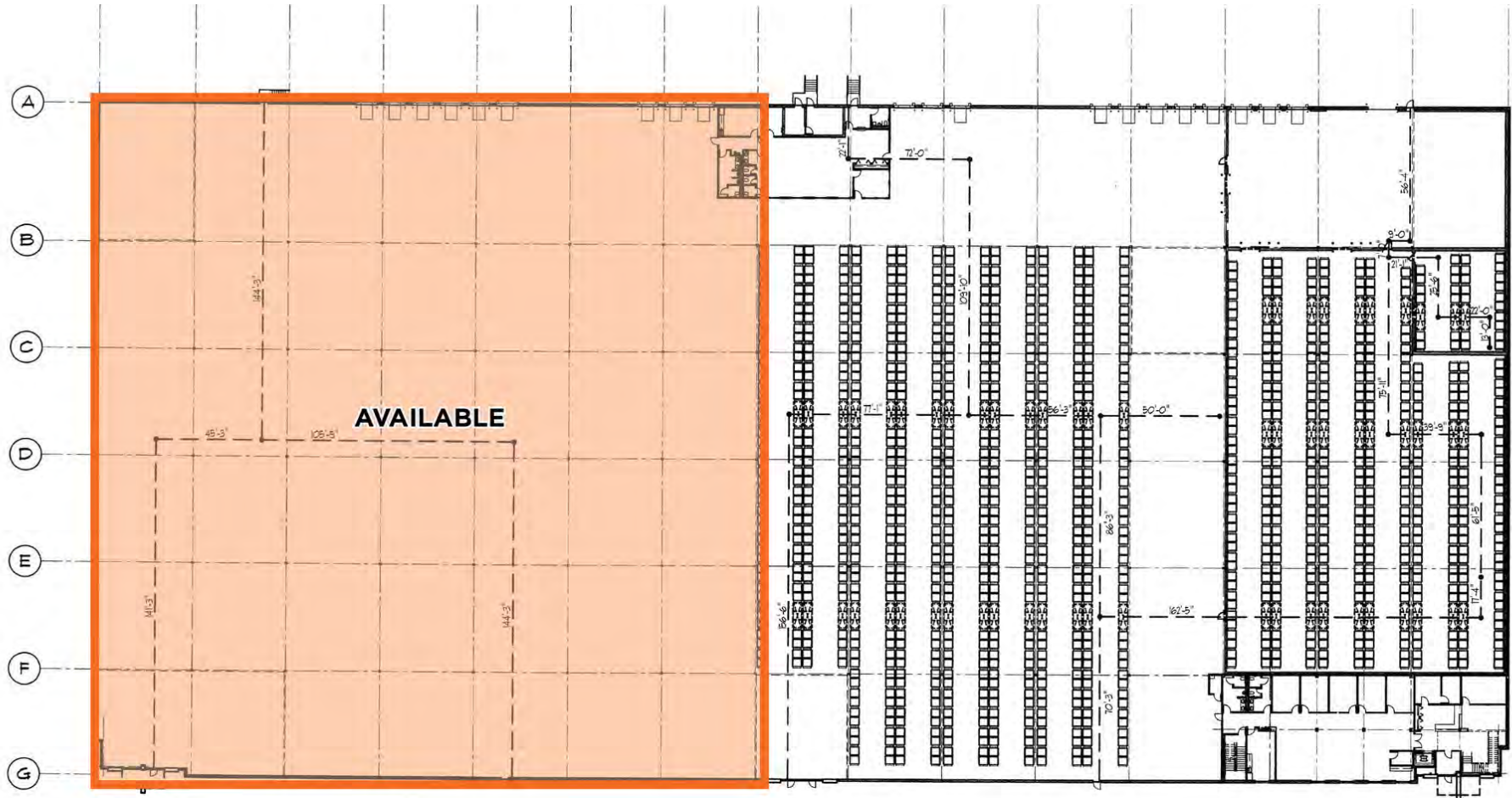
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# FLOOR PLAN



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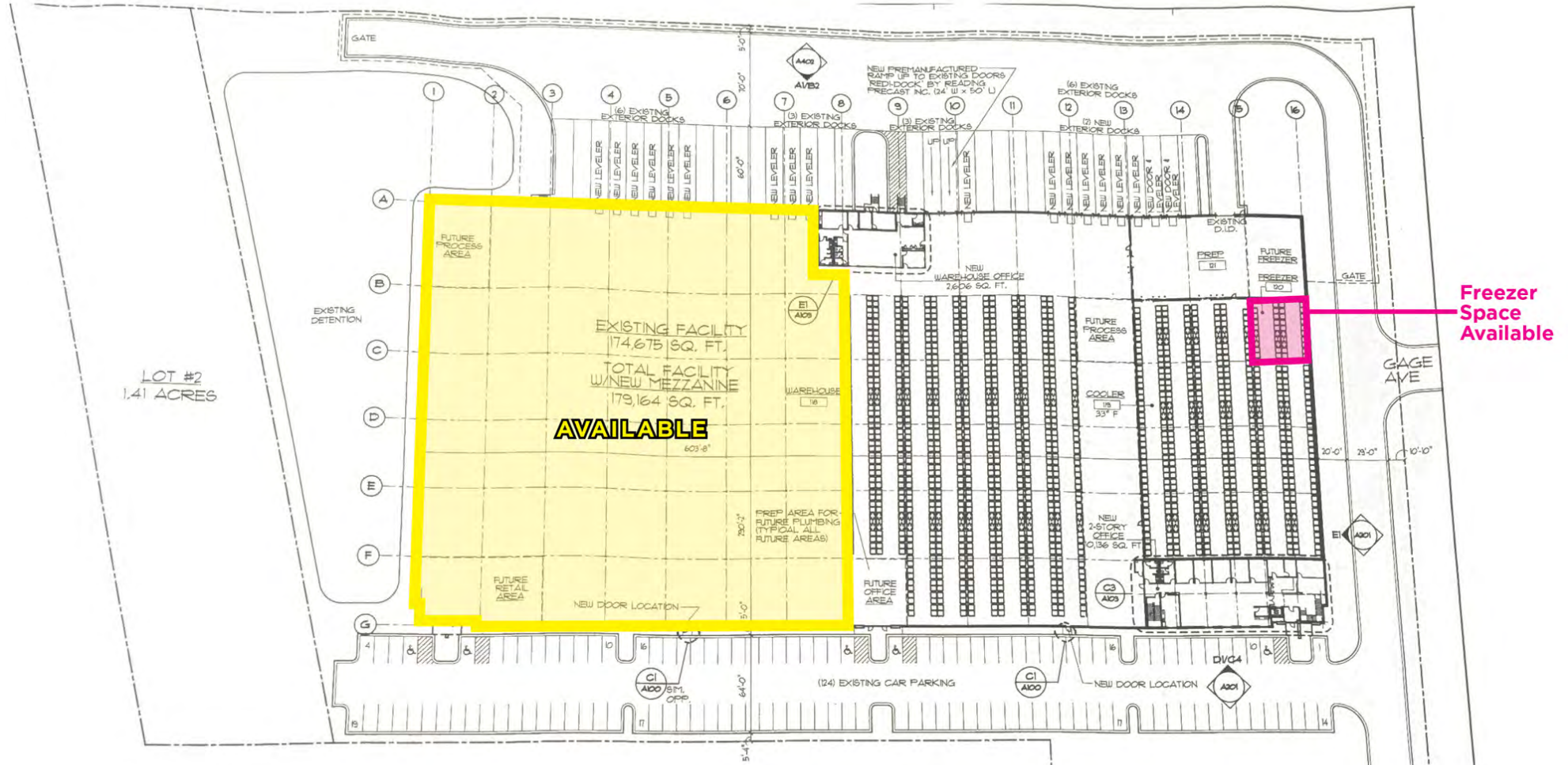
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# ±87,500 SF WAREHOUSE| COLD ROOMS AND ±5,120 SF OFFICE

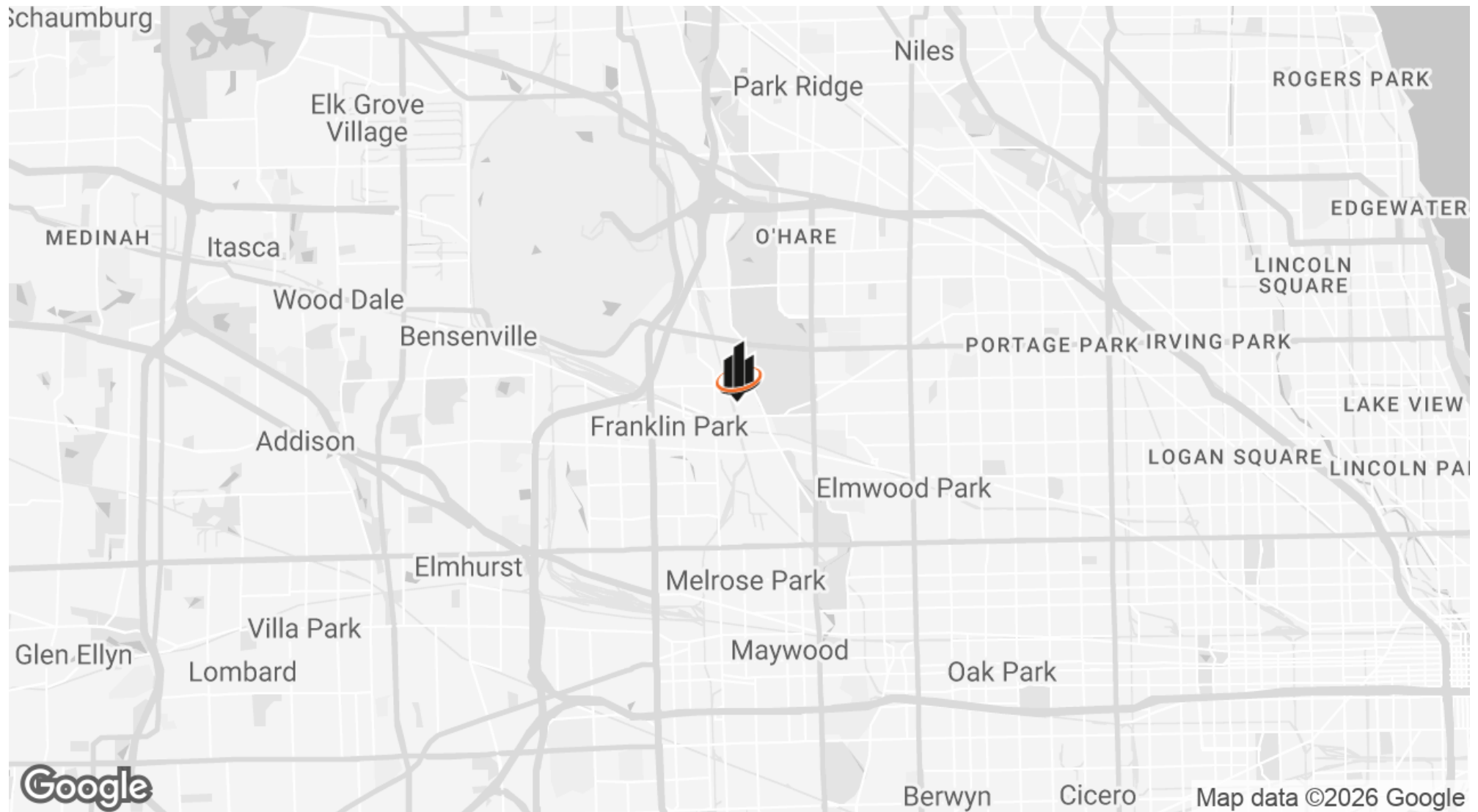


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## LOCATION MAP



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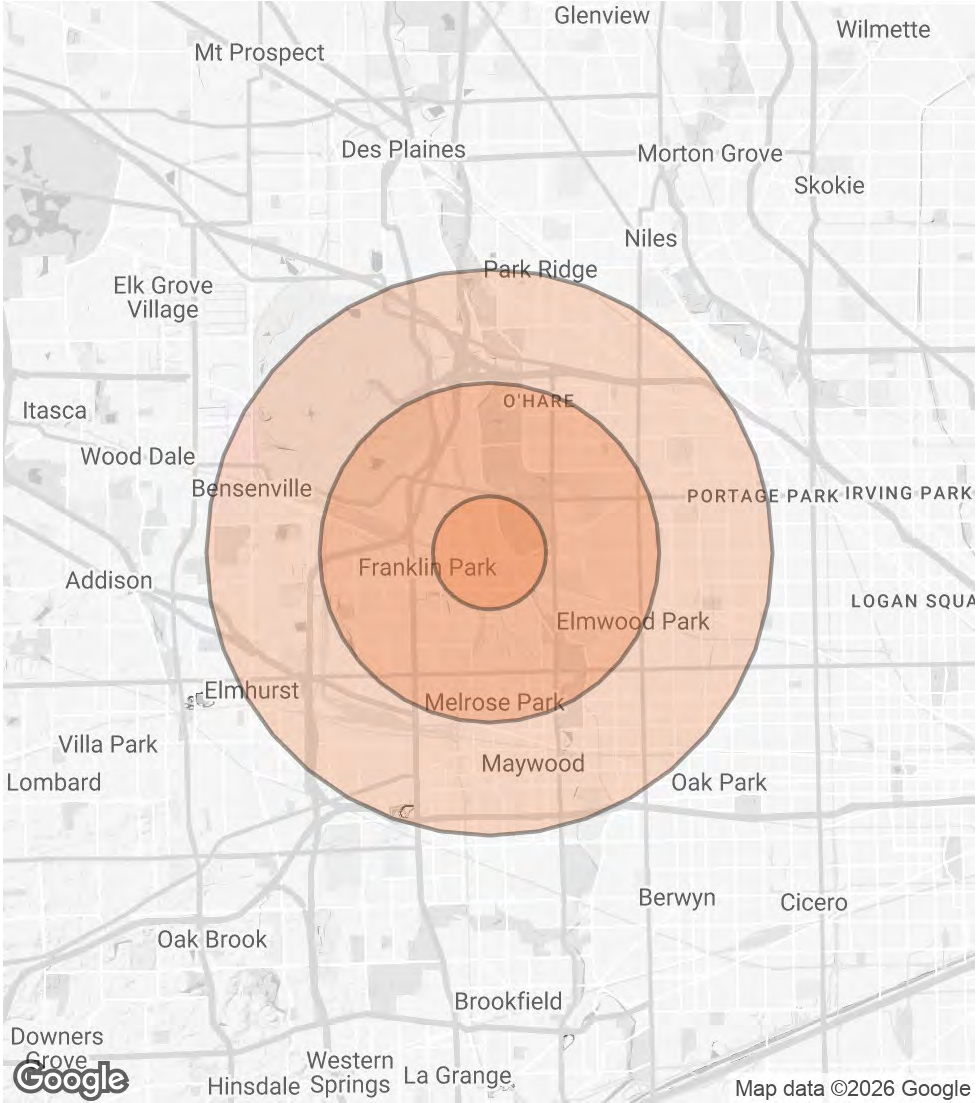
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# DEMOGRAPHICS MAP & REPORT

| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 15,591 | 155,089 | 479,150 |
| AVERAGE AGE          | 38.9   | 39.5    | 40.3    |
| AVERAGE AGE (MALE)   | 36.5   | 39.2    | 39.0    |
| AVERAGE AGE (FEMALE) | 42.6   | 39.7    | 41.6    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 5,723     | 56,583    | 177,762   |
| # OF PERSONS PER HH | 2.7       | 2.7       | 2.7       |
| AVERAGE HH INCOME   | \$88,019  | \$98,074  | \$114,487 |
| AVERAGE HOUSE VALUE | \$284,838 | \$310,830 | \$360,516 |

2023 American Community Survey (ACS)



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