
Industrial Space Availability Report

PREPARED BY:

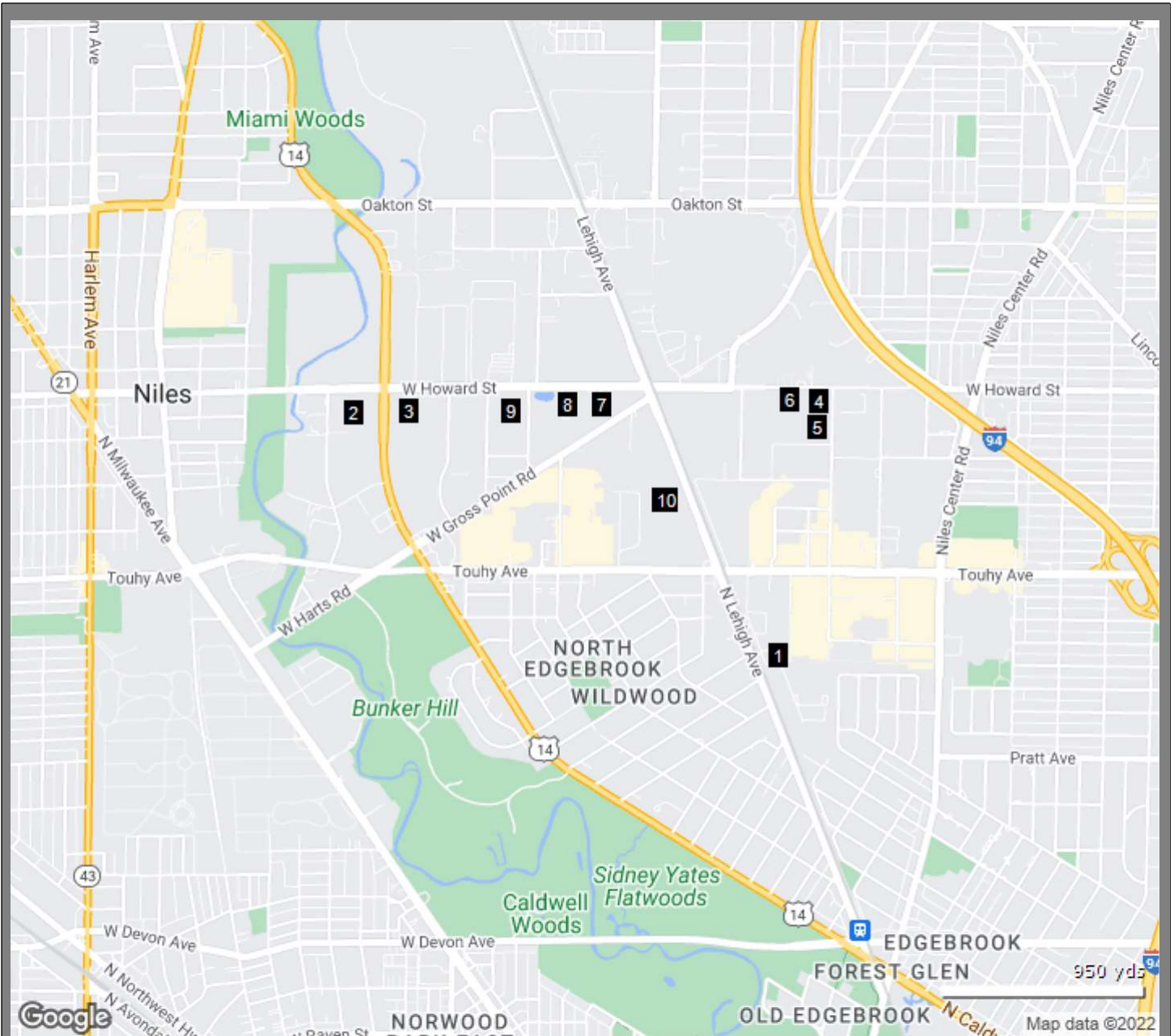


Village of Niles

1000 Civic Center Dr
Niles, IL 60714

John C. Melaniphy

Director of Economic Development
(847) 588-8074 (phone)
(847) 588-8051 (fax)
jcm@vniles.com



1



7111-7137 N Austin Ave

South Building

Niles, IL 60714

Cook County

North Cook Ind Submarket

Building Type: **Class B Manufacturing**

Status: **Built 1988**

Building Size: **37,000 SF**

Land Area: **1.49 AC**

Stories: **1**

Expenses: **2020 Tax @ \$6.72/sf**

Space Avail: **2,265 SF**

Max Contig: **2,265 SF**

Smallest Space: **2,265 SF**







Rent/SF/Yr: **\$11.50**

% Leased: **100%**



Please contact John C. Melaniphy III - Director of Economic Development for more information at (847) 588-8074 or jcm@vniles.com

© 2022 CqStar Group - Licensed to Village of Niles - 222587.
Only properties with valid lat/lon display on map

2		<p>7510-7540 N Caldwell Ave Niles Industrial Center Niles, IL 60714 Cook County 6653 Howard & Caldwell North Cook Ind Submarket</p>	<p>Building Type: Class B Manufacturing Status: Built 1968 Building Size: 225,000 SF Land Area: 9.38 AC Stories: 1 Expenses: 2020 Tax @ \$2.67/sf, 2012 Est Tax @ \$2.10/sf; 2015 Ops @ \$1.19/sf, 2012 Est Ops @ \$0.40/sf</p>	<p>Space Avail: 81,044 SF Max Contig: 81,044 SF Smallest Space: 18,945 SF Rent/SF/Yr: Withheld % Leased: 64.0%</p>
3		<p>7555 N Caldwell Ave Niles, IL 60714 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class B Manufacturing Status: Built 1962 Building Size: 149,196 SF Land Area: 6.41 AC Stories: 1 Expenses: 2020 Tax @ \$0.71/sf, 2016 Est Tax @ \$0.80/sf</p>	<p>Space Avail: 68,405 SF Max Contig: 68,405 SF Smallest Space: 68,405 SF Rent/SF/Yr: \$8.25 % Leased: 100%</p>
4		<p>5601-5631 W Howard St Howard Plaza IV Niles, IL 60714 Cook County S/W/C North Cook Ind Submarket</p>	<p>Building Type: Class B Warehouse Status: Built 1978 Building Size: 64,969 SF Land Area: 2.91 AC Stories: 1 Expenses: 2020 Tax @ \$3.23/sf; 2016 Ops @ \$1.05/sf, 2004 Est Ops @ \$0.88/sf</p>	<p>Space Avail: 7,685 SF Max Contig: 7,685 SF Smallest Space: 7,685 SF Rent/SF/Yr: \$6.50 % Leased: 88.2%</p>
5		<p>5633-5675 W Howard St Howard Plaza III Niles, IL 60714 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class B Warehouse Status: Built 1980 Building Size: 92,986 SF Land Area: 3 AC Stories: 1 Expenses: 2020 Tax @ \$2.24/sf, 2007 Est Tax @ \$1.67/sf; 2017 Ops @ \$1.03/sf, 2004 Est Ops @ \$0.78/sf</p>	<p>Space Avail: 3,704 SF Max Contig: 3,704 SF Smallest Space: 3,704 SF Rent/SF/Yr: \$6.00 % Leased: 96.0%</p>
6		<p>5709-5751 W Howard St Howard Plaza I Niles, IL 60714 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class C Warehouse Status: Built 1978 Building Size: 92,793 SF Land Area: 4.30 AC Stories: 1 Expenses: 2020 Tax @ \$3.01/sf; 2004 Est Ops @ \$0.76/sf</p>	<p>Space Avail: 5,015 SF Max Contig: 5,015 SF Smallest Space: 5,015 SF Rent/SF/Yr: \$6.50 % Leased: 100%</p>
7		<p>6105 W Howard St Niles, IL 60714 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class C Warehouse Status: Built 1964, Renov 1990 Building Size: 6,140 SF Land Area: 1.02 AC Stories: 1 Expenses: 2020 Tax @ \$4.06/sf</p>	<p>Space Avail: 6,140 SF Max Contig: 5,640 SF Smallest Space: 5,640 SF Rent/SF/Yr: Withheld % Leased: 0%</p>

8



6143 W Howard St
Niles, IL 60714
Cook County
North Cook Ind Submarket

Building Type: **Class C Manufacturing**
Status: **Built 1962, Renov 1980**
Building Size: **34,347 SF**
Land Area: **1.70 AC**
Stories: **1**
Expenses: **2020 Tax @ \$2.18/sf**

Space Avail: **34,347 SF**
Max Contig: **34,347 SF**
Smallest Space: **34,347 SF**
Rent/SF/Yr: **Withheld**
% Leased: **0%**

9



6201-6299 W Howard St
Howard Commons
Niles, IL 60714
Cook County
S/E/C
North Cook Ind Submarket

Building Type: **Class B Flex**
Status: **Built 1956, Renov 1986**
Building Size: **374,862 SF**
Land Area: **18.80 AC**
Stories: **2**
Expenses: **2020 Tax @ \$1.84/sf, 2012 Est Tax @ \$1.20/sf; 2011 Ops @ \$1.94/sf, 2012 Est Ops @ \$1.43/sf**

Space Avail: **8,633 SF**
Max Contig: **4,953 SF**
Smallest Space: **3,680 SF**
Rent/SF/Yr: **\$12.00**
% Leased: **99.0%**


10



5990 W Touhy Ave
Center Point Business Center
Niles, IL 60714
Cook County
North Cook Ind Submarket

Building Type: **Class B Manufacturing**
Status: **Built 1960, Renov 1993**
Building Size: **300,791 SF**
Land Area: **10.38 AC**
Stories: **2**
Expenses: **2020 Tax @ \$2.33/sf, 1994 Est Tax @ \$1.30/sf**


Space Avail: **40,000 SF**
Max Contig: **40,000 SF**
Smallest Space: **10,000 SF**
Rent/SF/Yr: **Withheld**
% Leased: **86.7%**

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>7111-7137 N Austin Ave Austin Commons South Building Niles, IL 60714</p> <p>Expenses: 2020 Tax @ \$6.72/sf Parking: 122 Surface Spaces are available; Ratio of 2.81/1,000 SF Utilities: Heating - Gas</p> <p>Power: 100-150a/240v 3p Rail Line: None</p> <p>Landlord Rep: Korman, Lederer & Associates / Peter Balyeat (847) 205-4356 / Patrick Lederer (847) 205-4367 -- 2,265 SF /500 ofc (2,265 SF)</p>	2,265 SF / 500 ofc Not For Sale	\$11.50/mg 1	37,000 SF 1.49 AC	14'0" 3 - 10'0"w x 10'0"h	2 int Yes	None Wet

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	7131	Industrial/Direct	Korman, Lederer & Associates	2,265/500 ofc N	2,265	\$11.50/mg	09/2022	Negotiable	2	1

Building Notes

* Office space is air-conditioned



Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>7510-7540 N Caldwell Ave Niles Industrial Center Niles, IL 60714</p> <p>Expenses: 2020 Tax @ \$2.67/sf, 2012 Est Tax @ \$2.10/sf; 2015 Ops @ \$1.19/sf, 2012 Est Ops @ \$0.40/sf Parking: 109 Surface Spaces are available; Ratio of 0.48/1,000 SF Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City</p> <p>Power: 800a/277-480v 3p/4w Rail Line: None</p> <p>Landlord Rep: Cushman & Wakefield / Eric Fischer (847) 720-1369 / Brett Kroner (847) 720-1367 / Steve Stone (847) 720-1364 / Marc Samuels (847) 720-1368 -- 81,044 SF /19,099 ofc (18,945-21,577 SF)</p>	81,044 SF / 19,099 ofc Not For Sale	Withheld 1	225,000 SF 9.38 AC	20'6" 4 - 12'0"w x 14'0"h	4 int/2 ext 4int/2 ext	None Yes

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	7510	Industrial/Direct	Cushman & Wakefield	21,577/4,322 ofc N	81,044	Withheld	Vacant	Negotiable	2	-
P 1st	7520	Industrial/Direct	Cushman & Wakefield	18,945/6,310 ofc N	81,044	Withheld	Vacant	Negotiable	2	-



Please contact John C. Melaniphy III - Director of Economic Development for more information at (847) 588-8074 or jcm@vniles.com

© 2022 CoStar Group - Licensed to Village of Niles - 222587.

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	7530	Industrial/Direct	Cushman & Wakefield	18,945/3,300 ofc N	81,044	Withheld	Vacant	Negotiable	2	-
P 1st	7540	Industrial/Direct	Cushman & Wakefield	21,577/5,167 ofc N	81,044	Withheld	Vacant	Negotiable	2	-
Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
		7555 N Caldwell Ave Niles, IL 60714	68,405 SF / 12,902 ofc Not For Sale	\$8.25/n 1	149,196 SF 6.41 AC	20'0"-24'0" 1 - 12'0"w x 14'0"h 8 ext	1 int/8 ext - Yes			
		<p>Expenses: 2020 Tax @ \$0.71/sf, 2016 Est Tax @ \$0.80/sf Parking: 200 Surface Spaces are available; Ratio of 1.33/1,000 SF Utilities: Sewer - City, Water - City</p> <p>Power: 1600a/480v 3p/4w Rail Line: None</p> <p>Landlord Rep: Cushman & Wakefield / Brett Kroner (847) 720-1367 / Steve Stone (847) 720-1364 / Eric Fischer (847) 720-1369 / Jackson Elder (847) 518-9100 -- 68,405 SF /12,902 ofc (68,405 SF)</p>								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Industrial/Direct	Cushman & Wakefield	68,405/12,902 ofc N	68,405	\$8.25/n	30 Days	Negotiable	-	-
Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
		5601-5631 W Howard St Quad at Niles Howard Plaza IV Niles, IL 60714	7,685 SF / 1,500 ofc Not For Sale	\$6.50/n 1	64,969 SF 2.91 AC	14'0" 3	4 int/4 ext 4int/4 ext -	- Yes		
		<p>Expenses: 2020 Tax @ \$3.23/sf; 2016 Ops @ \$1.05/sf, 2004 Est Ops @ \$0.88/sf Parking: 100 free Surface Spaces are available; Ratio of 1.54/1,000 SF Utilities: Heating - Gas, Sewer - City, Water - City</p> <p>Power: 200a/240v 3p Rail Line: -</p> <p>Landlord Rep: Colliers / Brendan Green (847) 698-8227 / Christopher Volkert (847) 698-8237 / Linda McDonagh (847) 967-9312 / Jeff Harkensee (847) 698-8216 -- 7,685 SF /1,500 ofc (7,685 SF)</p>								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	5617-5619	Industrial/Direct	Colliers	7,685/1,500 ofc N	7,685	\$6.50/n	Vacant	Negotiable	2	-



Please contact John C. Melaniphy III - Director of Economic Development for more information at (847) 588-8074 or jcm@vniles.com

© 2022 CoStar Group - Licensed to Village of Niles - 222587.

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
-------------------------------	------------------------------	-----------------------	-------------	-----------------------------	---------------------	--------------------

5633-5675 W Howard St
Quad at Niles
Howard Plaza III
Niles, IL 60714

3,704 SF / 1,702 ofc
Not For Sale

\$6.00/n
1

92,986 SF
3 AC

14'0"
4 - 10'0" w x 12'0" h 12 ext

None
Yes



Expenses: 2020 Tax @ \$2.24/sf, 2007 Est Tax @ \$1.67/sf; 2017
Ops @ \$1.03/sf, 2004 Est Ops @ \$0.78/sf
Parking: 100 free Surface Spaces are available; Ratio of
1.00/1,000 SF
Utilities: Heating - Gas

Power: 200-400a/208v 3p

Rail Line: None

Landlord Rep: Colliers / Brendan Green (847) 698-8227 / Christopher Volkert (847) 698-8237 / Linda McDonagh (847) 967-9312 / Jeff Harkensee (847) 698-8216 -- 3,704 SF / 1,702 ofc (3,704 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	5675	Industrial/Direct	Colliers	3,704/1,702 ofc N	3,704	\$6.00/n	Vacant	Negotiable	-	-


Building Notes

- * 4 Common Loading Docks
- * Some Units Have Private Drive-In Doors
- * Base Rental includes real estate taxes and building fire insurance stopped at current rates
- * Tenant responsible for share of common expenses



Please contact John C. Melaniphy III - Director of Economic Development for more information at (847) 588-8074 or
jcm@vniles.com

© 2022 CoStar Group - Licensed to Village of Niles - 222587.

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>5709-5751 W Howard St Quad at Niles Howard Plaza I Niles, IL 60714</p>	5,015 SF / 1,253 ofc Not For Sale	\$6.50/n 1	92,793 SF 4.30 AC	14'0" 4 - 12'0"w x 12'0"h	12 ext 12 ext	- Wet
<p>Expenses: 2020 Tax @ \$3.01/sf; 2004 Est Ops @ \$0.76/sf Parking: 100 Surface Spaces are available; Ratio of 1.08/1,000 SF Utilities: Heating - Gas Power: 100a/208v 3p Rail Line: None</p> <p>Landlord Rep: Colliers / Brendan Green (847) 698-8227 / Christopher Volkert (847) 698-8237 / Linda McDonagh (847) 967-9312 / Jeff Harkensee (847) 698-8216 -- 5,015 SF /1,253 ofc (5,015 SF)</p>						



Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	5721	Industrial/Direct	Colliers	5,015/1,253 ofc N	5,015	\$6.50/n	30 Days	Negotiable	4	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>6105 W Howard St Niles, IL 60714</p>	6,140 SF / 640 ofc For Sale at \$2,500,000 (\$407.17/SF) - Under Contract	Withheld 1	6,140 SF 1.02 AC	14'0" -	8 ext -	- -
<p>Expenses: 2020 Tax @ \$4.06/sf Parking: Ratio of 0.00/1,000 SF Utilities: Gas - Natural, Heating - Gas, Lighting - Fluorescent, Sewer - City, Water - City Power: - Rail Line: None</p> <p>Landlord Rep: Coldwell Banker Residential Brokerage / Teodora Bogdan (847) 873-5401 -- 5,640 SF /640 ofc (5,640 SF)</p>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Industrial/Direct	Coldwell Banker Residential Brokerage	5,640/640 ofc N	5,640	Withheld	Vacant	5-10 yrs	8	-



Please contact John C. Melaniphy III - Director of Economic Development for more information at (847) 588-8074 or jcm@vniles.com
 © 2022 CoStar Group - Licensed to Village of Niles - 222587.

		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		6143 W Howard St Niles, IL 60714	34,347 SF For Sale - Active	Withheld 1	34,347 SF 1.70 AC	14'0" 1	3 ext -	- Wet		
		Expenses: 2020 Tax @ \$2.18/sf Parking: 35 free Surface Spaces are available; Ratio of 1.02/1,000 SF Utilities: -				Power: 800a Rail Line: None				
		Landlord Rep: Colliers / Brendan Green (847) 698-8227 -- 34,347 SF (34,347 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Industrial/Direct	Colliers	34,347 N	34,347	Withheld	Vacant	Negotiable	3	1
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		6201-6299 W Howard St Howard Commons Niles, IL 60714	8,633 SF / 2,576 ofc Not For Sale	\$12.00 2	374,862 SF 18.80 AC	16'0" 6	12 int/12 ext Yes	None Wet		
		Expenses: 2020 Tax @ \$1.84/sf, 2012 Est Tax @ \$1.20/sf; 2011 Ops @ \$1.94/sf, 2012 Est Ops @ \$1.43/sf Parking: 621 Surface Spaces are available; Ratio of 3.00/1,000 SF Utilities: -				Power: - Rail Line: -				
		Landlord Rep: REA Commercial Real Estate LLC / Harley Kahn (847) 676-0030 X1 -- 3,680 SF /2,576 ofc (3,680 SF) Sublet Contact: Colliers / Lois K. Durkin (312) 930-3313 -- 4,953 SF /2,576 ofc (4,953 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Office/Sublet	Colliers	4,953 N	4,953	Withheld	30 Days	Thru Dec 2022	-	-
P 1st	6225 W Howard	Flex/Direct	REA Commercial Real Estate LLC	3,680/2,576 ofc N	3,680	\$12.00/mg	Vacant	3-5 yrs	8	-

Building Notes

Excellent logistics for employees and deliveries; including: immediate pace bus route access, close proximity to Metra train stop, and less than 1-mile to I-94

Centralized location between Chicago CBD and northern suburbs

Pace public transportation to building. Ample parking. Recently completed parking lot repairs. Building has private drive-in doors (10'x 10'). Close to the Edens and Kennedy Expressways.

- 311,103 square foot multi-tenant campus with office, flex and light industrial spaces
- Campus constructed in 1980 with various subsequent renovations
- On-site management; including on-site engineering staff
- 24/7 building access for tenants
- Beautiful landscaped and well-maintained courtyard area
- Available interior dock areas for all tenants

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
-------------------------------	------------------------------	-----------------------	-------------	-----------------------------	---------------------	--------------------

5990 W Touhy Ave Center Point Business Center Niles, IL 60714	40,000 SF Not For Sale	-/mg 2	300,791 SF 10.38 AC	26'0" 2	14 int -	None Wet
--	---	-------------------------	--------------------------------------	--------------------------	---------------------------	---------------------------



Expenses: **2020 Tax @ \$2.33/sf, 1994 Est Tax @ \$1.30/sf**
 Parking: **1,503 free Surface Spaces are available; Ratio of 5.00/1,000 SF**
 Utilities: -

Power: **2500-3000a/480v 3p**
 Rail Line: **None**

Landlord Rep: **Imperial Realty Company / Theron May (773) 736-6461 / Wayne Shulman (773) 736-6685 -- 40,000 SF (10,000-40,000 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 2nd		Office/Direct	Imperial Realty Company	10,000-40,000	40,000	\$8.00/mg	Vacant	Negotiable	-	-

Building Notes

The property features include a cafeteria, a locker room, a minimum floor thickness of 8", and ample parking.



Please contact John C. Melaniphy III - Director of Economic Development for more information at (847) 588-8074 or jcm@vniles.com
 © 2022 CoStar Group - Licensed to Village of Niles - 222587.