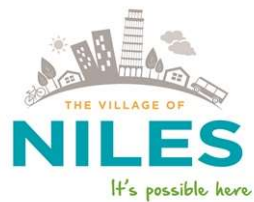

Industrial Space Availability Report

PREPARED BY:

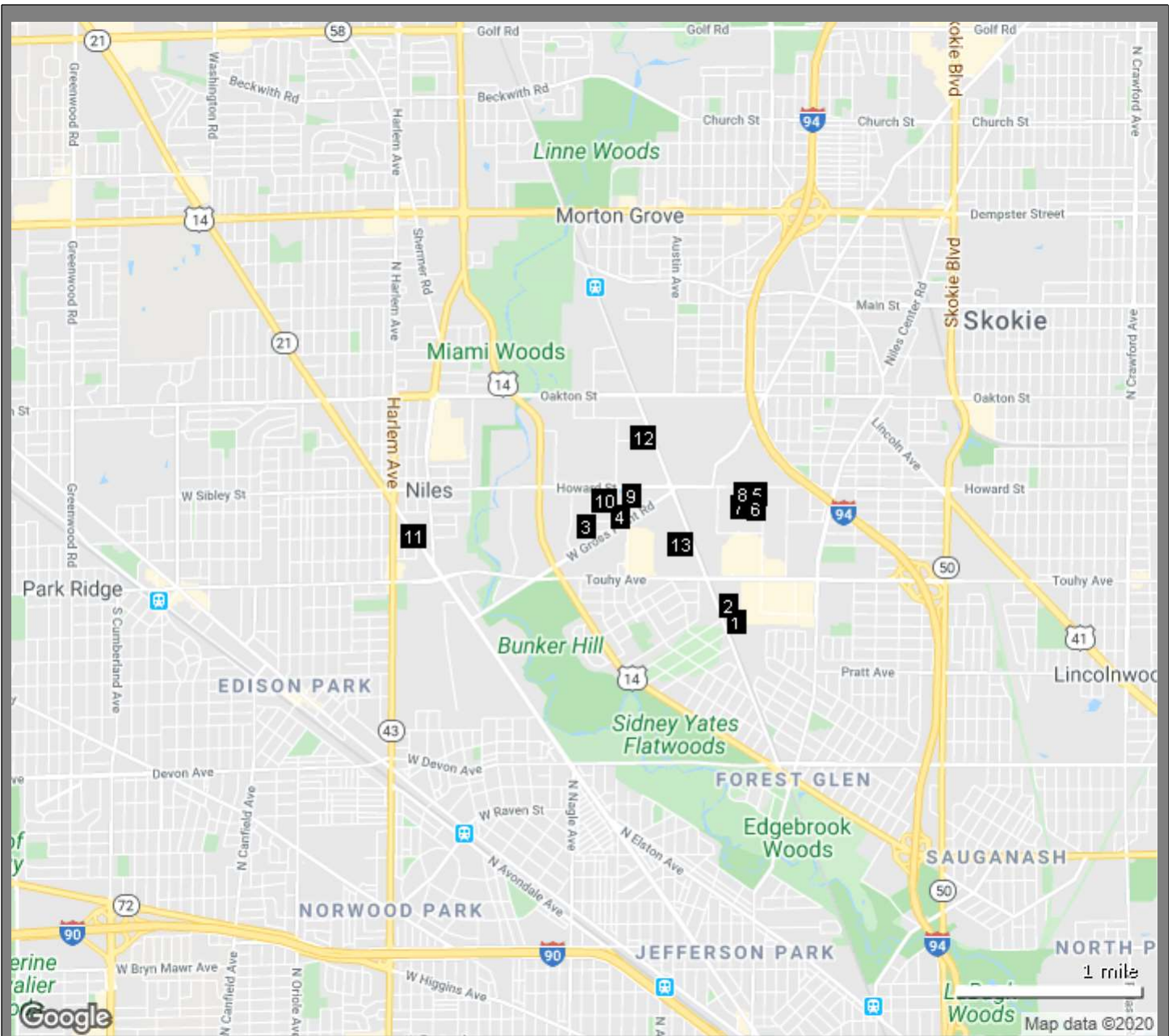


Village of Niles

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: **2017 Tax @ \$2.62/sf**







Space Avail: **7,100 SF**







Max Contig: **7,100 SF**


Smallest Space: **3,153 SF**

Rent/SF/Yr: **\$10.50**

% Leased: **100%**

2		<p>7147-7183 N Austin Ave North Building Niles, IL 60714 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class B Manufacturing Status: Built 1988 Building Size: 43,420 SF Land Area: 2.21 AC Stories: 1 Expenses: 2014 Tax @ \$1.98/sf</p>	<p>Space Avail: 11,274 SF Max Contig: 11,274 SF Smallest Space: 5,294 SF Rent/SF/Yr: \$9.95-\$10.95 % Leased: 74.0%</p>
3		<p>7400 N Croname Rd Niles, IL 60714 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class C Warehouse Status: Built 1967, Renov 2004 Building Size: 16,190 SF Land Area: 0.99 AC Stories: 1 Expenses: 2017 Tax @ \$2.99/sf</p>	<p>Space Avail: 16,190 SF Max Contig: 16,190 SF Smallest Space: 16,190 SF Rent/SF/Yr: \$9.25 % Leased: 0%</p>
4		<p>6220-6230 W Gross Point Rd Niles, IL 60714 Cook County West of Lehigh Rd North Cook Ind Submarket</p>	<p>Building Type: Class C Manufacturing Status: Built 1967 Building Size: 117,835 SF Land Area: 4.89 AC Stories: 1 Expenses: 2017 Tax @ \$1.70/sf</p>	<p>Space Avail: 29,500 SF Max Contig: 29,500 SF Smallest Space: 29,500 SF Rent/SF/Yr: Withheld % Leased: 100%</p>
5		<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: 2017 Tax @ \$2.51/sf; 2016 Ops @ \$1.05/sf, 2004 Est Ops @ \$0.88/sf</p>	<p>Space Avail: 7,025 SF Max Contig: 7,025 SF Smallest Space: 7,025 SF Rent/SF/Yr: \$6.00 % Leased: 100%</p>
6		<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: 2017 Tax @ \$2.21/sf, 2007 Est Tax @ \$1.67/sf; 2017 Ops @ \$1.03/sf, 2004 Est Ops @ \$0.78/sf</p>	<p>Space Avail: 17,454 SF Max Contig: 8,782 SF Smallest Space: 3,657 SF Rent/SF/Yr: \$6.00 % Leased: 100%</p>
7		<p>5677-5707 W Howard St Howard Plaza II Niles, IL 60714 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class B Warehouse Status: Built 1990 Building Size: 64,999 SF Land Area: 2.84 AC Stories: 1 Expenses: 2017 Tax @ \$1.89/sf; 2004 Est Ops @ \$0.86/sf</p>	<p>Space Avail: 3,802 SF Max Contig: 3,802 SF Smallest Space: 3,802 SF Rent/SF/Yr: \$6.00 % Leased: 100%</p>


8		<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: 2017 Tax @ \$2.17/sf; 2004 Est Ops @ \$0.76/sf</p>	<p>Space Avail: 9,776 SF Max Contig: 9,776 SF Smallest Space: 9,776 SF Rent/SF/Yr: \$6.00 % Leased: 89.5%</p>
9		<p>6143 W Howard St Niles, IL 60714 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class C Manufacturing Status: Built 1962, Renov 1980 Building Size: 34,347 SF Land Area: 1.70 AC Stories: 1 Expenses: 2017 Tax @ \$0.97/sf</p>	<p>Space Avail: 34,347 SF Max Contig: 34,347 SF Smallest Space: 34,347 SF Rent/SF/Yr: Withheld % Leased: 0%</p>
10		<p>6201-6299 W Howard St Howard Commons Niles, IL 60714 Cook County S/E/C North Cook Ind Submarket</p>	<p>Building Type: Class B Flex Status: Built 1956, Renov 1986 Building Size: 311,103 SF Land Area: 18.80 AC Stories: 2 Expenses: 2017 Tax @ \$2.13/sf, 2012 Est Tax @ \$1.45/sf; 2011 Ops @ \$2.34/sf, 2012 Est Ops @ \$1.73/sf</p>	<p>Space Avail: 28,114 SF Max Contig: 7,846 SF Smallest Space: 1,827 SF Rent/SF/Yr: \$8.50 % Leased: 92.3%</p>
11		<p>7362-7364 N Milwaukee Ave Niles, IL 60714 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class C Warehouse Status: Built 1956 Building Size: 4,649 SF Land Area: - Stories: 1</p>	<p>Space Avail: 4,649 SF Max Contig: 4,649 SF Smallest Space: 3,400 SF Rent/SF/Yr: Withheld % Leased: 0%</p>
12		<p>6150 W Mulford St Niles, IL 60714 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class C Warehouse Status: Built 1950 Building Size: 17,450 SF Land Area: 1.10 AC Stories: 1 Expenses: 2017 Tax @ \$2.05/sf</p>	<p>Space Avail: 17,450 SF Max Contig: 17,450 SF Smallest Space: 17,450 SF Rent/SF/Yr: \$7.50 % Leased: 100%</p>
13		<p>5990 W Touhy Ave Center Point Business Center Niles, IL 60714 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class B Manufacturing Status: Built 1960, Renov 1993 Building Size: 300,791 SF Land Area: 10.38 AC Stories: 2 Expenses: 2017 Tax @ \$1.62/sf, 1994 Est Tax @ \$1.30/sf</p>	<p>Space Avail: 40,000 SF Max Contig: 40,000 SF Smallest Space: 40,000 SF Rent/SF/Yr: Withheld % Leased: 86.7%</p>

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>	7,100 SF Not For Sale	\$10.50/ig 1	37,000 SF 1.49 AC	14'6"-16'0" 3 - 10'0"w x 10'0"h 2 ext	3 ext	None Wet
Expenses: 2017 Tax @ \$2.62/sf		Parking: 122 Surface Spaces are available; Ratio of 2.81/1,000 SF		Power: 100-150a/240v 3p		Rail Line: None
Utilities: Heating - Gas		Landlord Rep: Korman, Lederer & Associates / Peter Balyeat (847) 205-4356 -- 7,100 SF (3,153-3,947 SF)				

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	7121	Industrial/Direct	Korman, Lederer & Associates	3,947 N	7,100	\$10.50/ig	04/2020	Negotiable	-	-
P 1st	7123	Industrial/Direct	Korman, Lederer & Associates	3,153 N	7,100	\$10.50/ig	04/2020	Negotiable	-	-

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>7147-7183 N Austin Ave Austin Commons North Building Niles, IL 60714</p>	11,274 SF / 2,800 ofc Not For Sale	\$9.95-\$10.95/mg 1	43,420 SF 2.21 AC	9'0"-16'0" 8 - 10'0"w x 10'0"h 2 ext	2 ext	- Wet
Expenses: 2014 Tax @ \$1.98/sf		Parking: 74 Surface Spaces are available; Ratio of 2.00/1,000 SF		Power: 100a 3p		Rail Line: None
Utilities: Heating - Gas		Landlord Rep: Korman, Lederer & Associates / Patrick Lederer (847) 205-4367 / Peter Balyeat (847) 205-4356 -- 11,274 SF /2,800 ofc (5,294-5,980 SF)				

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	7171	Flex/Direct	Korman, Lederer & Associates	5,294/2,000 ofc N	11,274	\$10.95/mg	Vacant	Negotiable	2	1





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Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	7155	Industrial/Direct	Korman, Lederer & Associates	5,980/800 ofc N	11,274	\$9.95/mg	Vacant	Negotiable	2	1
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		 7400 N Croname Rd Niles Industrial Park Niles, IL 60714	16,190 SF / 5,000 ofc For Sale at \$1,500,000 (\$92.65/SF) - Active	\$9.25/mg 1	16,190 SF 0.99 AC	14'0" 1 - 10'0"w x 12'0"h	2 int 2int	None Wet		
		Expenses: 2017 Tax @ \$2.99/sf		Power: 800a/240v 3p		Parking: 30 Surface Spaces are available; Ratio of 1.66/1,000 SF		Rail Line: None		
		Utilities: Heating - Gas		Landlord Rep: Colliers International / Christopher Volkert (847) 698-8237 / Brendan Green (847) 698-8227 -- 16,190 SF /5,000 ofc (16,190 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 International	16,190/5,000 ofc N	16,190	\$9.25/mg	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		
		 6220-6230 W Gross Point Rd Niles, IL 60714	29,500 SF / 2,500 ofc Not For Sale	Withheld/mg 1	117,835 SF 4.89 AC	22'0" 4 - 12'0"w x 14'0"h -	2 int	1/5 tons Wet		
		Expenses: 2017 Tax @ \$1.70/sf		Power: 800-3000a/480v 3p/4w		Parking: 66 free Surface Spaces are available; Ratio of 1.00/1,000 SF		Rail Line: None		
		Utilities: Heating - Gas, Sewer - City, Water - City		Landlord Rep: <i>Company information unavailable at this time</i>						
		Sublet Contact: Colliers International / Christopher Volkert (847) 698-8237 Brendan Green (847) 698-8227 -- 29,500 SF /2,500 ofc (29,500 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	6240	Industrial/Sublet	Colliers International	29,500/2,500 ofc N	29,500	\$6.95/mg	Vacant	Thru Jul 2021	2	1



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		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 	7,025 SF / 2,573 ofc Not For Sale	\$6.00/n 1	64,969 SF 2.91 AC	14'0" 3	4 int/4 ext 4int/4 ext	- Yes		
		Expenses: 2017 Tax @ \$2.51/sf; 2016 Ops @ \$1.05/sf, 2004 Est Ops @ \$0.88/sf				Power: 200a/240v 3p				
		Parking: 100 free Surface Spaces are available; Ratio of 1.54/1,000 SF				Rail Line: -				
		Utilities: Heating - Gas, Sewer - City, Water - City								
		Landlord Rep: Colliers International / Brendan Green (847) 698-8227 / Christopher Volkert (847) 698-8237 -- 7,025 SF /2,573 ofc (7,025 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	5615	Industrial/Direct	Colliers International	7,025/2,573 ofc N	7,025	\$6.00/n	04/2020	Negotiable	-	-
		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 	17,454 SF / 4,656 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 12 ext	None Yes		
		Expenses: 2017 Tax @ \$2.21/sf, 2007 Est Tax @ \$1.67/sf; 2017 Ops @ \$1.03/sf, 2004 Est Ops @ \$0.78/sf				Power: 200-400a/208v 3p				
		Parking: 100 free Surface Spaces are available; Ratio of 1.00/1,000 SF				Rail Line: None				
		Utilities: Heating - Gas								
		Landlord Rep: Colliers International / Brendan Green (847) 698-8227 / Christopher Volkert (847) 698-8237 -- 17,454 SF /4,656 ofc (3,657-8,782 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	5637	Industrial/Direct	Colliers International	3,657/1,200 ofc N	3,657	\$6.00/n	30 Days	Negotiable	4	-
P 1st	5669	Industrial/Direct	Colliers International	5,015/1,053 ofc N	5,015	\$6.00/n	30 Days	Negotiable	4	-
P 1st	5661	Industrial/Direct	Colliers International	8,782/2,403 ofc N	8,782	\$6.00/n	06/2020	Negotiable	4	-



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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

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>5677-5707 W Howard St Quad at Niles Howard Plaza II Niles, IL 60714</p>	3,802 SF / 760 ofc Not For Sale	\$6.00/n 1	64,999 SF 2.84 AC	14'0" 4 - 12'0"w x 12'0"h	8 ext 8 ext	- Yes
<p align="center">Expenses: 2017 Tax @ \$1.89/sf; 2004 Est Ops @ \$0.86/sf Parking: 100 free Surface Spaces are available; Ratio of 1.67/1,000 SF Utilities: Heating - Gas</p> <p align="center">Power: 200a/208v 3p Rail Line: -</p> <p align="center">Landlord Rep: Colliers International / Brendan Green (847) 698-8227 / Christopher Volkert (847) 698-8237 -- 3,802 SF /760 ofc (3,802 SF)</p>						


Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	5681	Industrial/Direct	Colliers International	3,802/760 ofc N	3,802	\$6.00/n	05/2020	Negotiable	4	-

Building Notes

Base rental includes real estate taxes and building fire insurance stopped at current rates. Tenant is responsible for prorata share of common expenses



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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>	9,776 SF / 1,955 ofc Not For Sale	\$6.00/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: 2017 Tax @ \$2.17/sf; 2004 Est Ops @ \$0.76/sf Parking: 100 Surface Spaces are available; Ratio of 1.08/1,000 SF Utilities: Heating - Gas</p>		<p>Power: 100a/208v 3p Rail Line: None</p>		<p>Landlord Rep: Colliers International / Brendan Green (847) 698-8227 / Christopher Volkert (847) 698-8237 -- 9,776 SF /1,955 ofc (9,776 SF)</p>		

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	5731	Industrial/Direct	Colliers International	9,776/1,955 ofc N	9,776	\$6.00/n	Vacant	Negotiable	4	1

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>6143 W Howard St Niles, IL 60714</p>	34,347 SF For Sale - Active	Withheld 1	34,347 SF 1.70 AC	14'0" 1	3 ext -	- Wet
<p>Expenses: 2017 Tax @ \$0.97/sf Parking: 35 free Surface Spaces are available; Ratio of 1.02/1,000 SF Utilities: -</p>		<p>Power: 800a Rail Line: None</p>		<p>Landlord Rep: Colliers International / Brendan Green (847) 698-8227 -- 34,347 SF (34,347 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	Colliers International	34,347 N	34,347	Withheld	Vacant	Negotiable	3	1



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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6201-6299 W Howard St
Howard Commons
Niles, IL 60714

28,114 SF
Not For Sale

\$8.50/mg
2

311,103 SF
18.80 AC

16'0"
6

12 int/12 ext
Yes

None
Wet



Expenses: **2017 Tax @ \$2.13/sf, 2012 Est Tax @ \$1.45/sf; 2011 Ops @ \$2.34/sf, 2012 Est Ops @ \$1.73/sf** Power: -
 Parking: **621 free Surface Spaces are available; Ratio of 3.00/1,000 SF** Rail Line: -
 Utilities: -

Landlord Rep: REA Commercial Real Estate LLC / Harley Kahn (847) 676-0030 -- 28,114 SF (1,827-7,846 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	6202	Office/Direct	REA Commercial Real Estate LLC	3,260 N	3,260	\$17.50/mg	Vacant	3-5 yrs	-	-
P 1st	6211A	Flex/Direct	REA Commercial Real Estate LLC	7,335 N	7,335	\$8.50/mg	Vacant	3 yrs	1	-
P 2nd	201	Office/Direct	REA Commercial Real Estate LLC	4,261 N	4,261	\$19.00/mg	60 Days	2-4 yrs	-	-
P 2nd	201/207	Office/Direct	REA Commercial Real Estate LLC	7,846/7,846 ofc N	7,846	\$18.00/mg	Vacant	3-5 yrs	-	-
P 2nd	207	Office/Direct	REA Commercial Real Estate LLC	3,585 N	3,585	\$12.75/mg	Vacant	3 yrs	-	-
P 2nd	211	Office/Direct	REA Commercial Real Estate LLC	1,827 N	1,827	\$15.10/mg	Vacant	3 yrs	-	-

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



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		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		7362-7364 N Milwaukee Ave Niles, IL 60714	4,649 SF / 3,400 ofc Not For Sale	Withheld 1	4,649 SF -	18'0" 2 - 8'0"w x 10'0"h	None -	None -		
		Expenses: - Parking: 5 free Covered Spaces are available; Ratio of 1.08/1,000 SF Utilities: -				Power: 200a Rail Line: None				
		Landlord Rep: Cagan Management Group / Mirela Dulu (847) 324-8970 -- 4,649 SF /3,400 ofc (3,400-4,649 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Industrial/Direct	Cagan Management Group	3,400-4,649/3,400 ofc	4,649	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		
		6150 W Mulford St Niles, IL 60714	17,450 SF / 3,380 ofc For Sale at \$1,300,000 (\$74.50/SF) - Active	\$7.50/n 1	17,450 SF 1.10 AC	14'0" 1 - 12'0"w x 12'0"h	1 ext None	- -		
		Expenses: 2017 Tax @ \$2.05/sf Parking: 44 Surface Spaces are available; Ratio of 2.52/1,000 SF Utilities: -				Power: 400-800a/480v Rail Line: None				
		Landlord Rep: Colliers International / Brendan Green (847) 698-8227 / Christopher Volkert (847) 698-8237 -- 17,450 SF /3,380 ofc (17,450 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 International	17,450/3,380 ofc N	17,450	\$7.50/n	30 Days	Negotiable	1	1



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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5990 W Touhy Ave
Center Point Business Center
Niles, IL 60714

40,000 SF
Not For Sale

-/nnn
2

300,791 SF
10.38 AC

26'0"
2

14 int
-

None
Wet



Expenses: **2017 Tax @ \$1.62/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: Svigos Asset Management / Matt Lefko (312) 203-6303 / Nick Vittore (847) 960-5283 -- 40,000 SF (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	Svigos Asset Management	40,000 N	40,000	\$5.50/nnn	Vacant	10-20 yrs	-	-

Building Notes

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



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