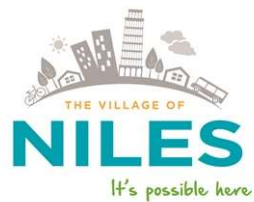

Industrial Space Availability Report

PREPARED BY:

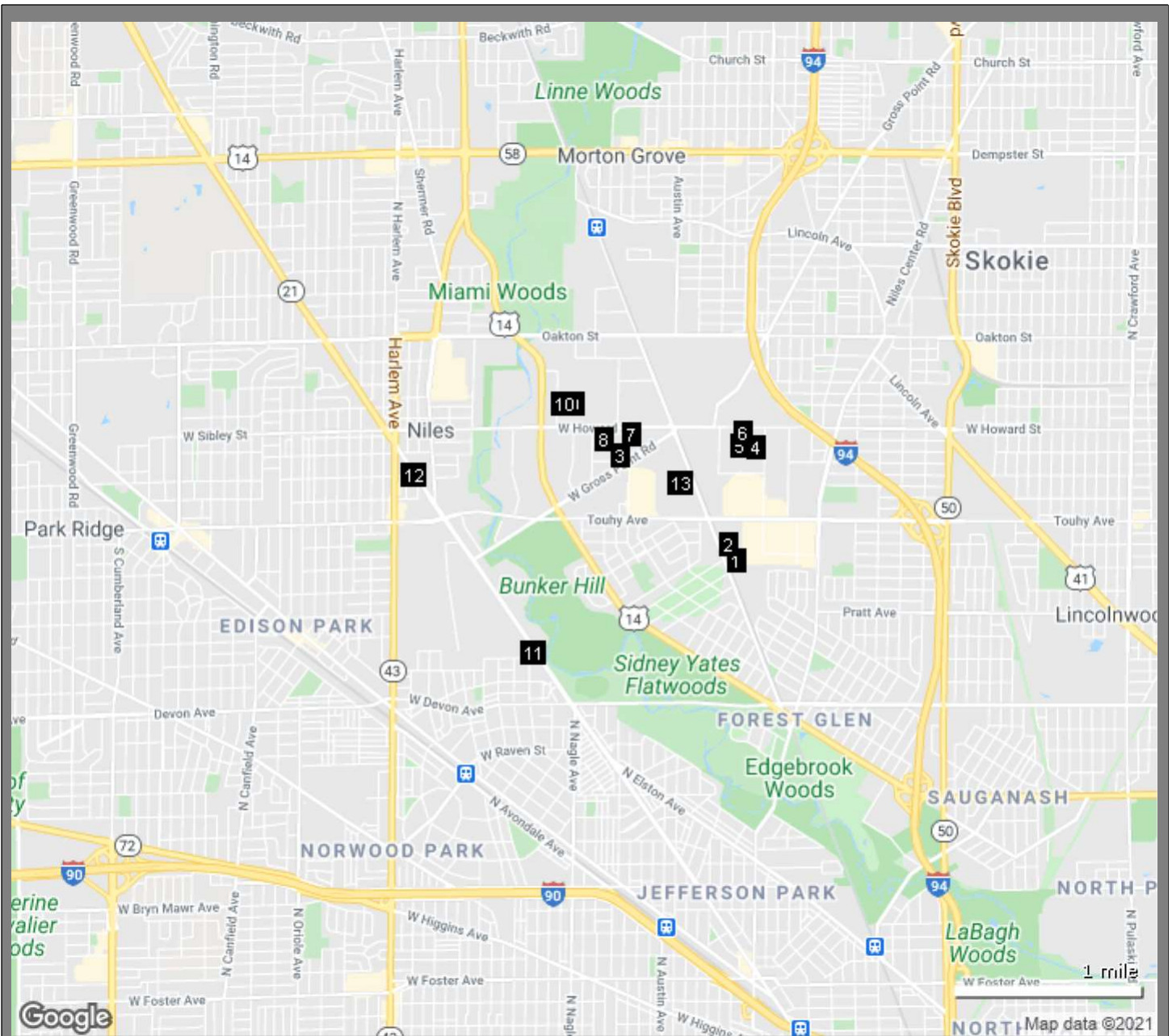


Village of Niles

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: 2018 Tax @ \$2.77/sf

Space Avail: 3,947 SF

Max Contig: 3,947 SF

Smallest Space: 3,947 SF







Rent/SF/Yr: \$10.95







% Leased: 89.3%




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

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Only properties with valid lat/lon display on map

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: 2018 Tax @ \$2.87/sf</p>	<p>Space Avail: 5,980 SF Max Contig: 5,980 SF Smallest Space: 5,980 SF Rent/SF/Yr: \$10.50 % Leased: 86.2%</p>
3		<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: 2019 Tax @ \$1.85/sf</p>	<p>Space Avail: 19,500 SF Max Contig: 19,500 SF Smallest Space: 19,500 SF Rent/SF/Yr: Withheld % Leased: 100%</p>
4		<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: 2018 Tax @ \$2.17/sf; 2007 Est Tax @ \$1.67/sf; 2017 Ops @ \$1.03/sf, 2004 Est Ops @ \$0.78/sf</p>	<p>Space Avail: 8,719 SF Max Contig: 5,015 SF Smallest Space: 3,704 SF Rent/SF/Yr: \$6.00 % Leased: 96.0%</p>
5		<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: 2020 Tax @ \$2.03/sf; 2004 Est Ops @ \$0.86/sf</p>	<p>Space Avail: 6,897 SF Max Contig: 3,802 SF Smallest Space: 3,095 SF Rent/SF/Yr: \$6.00 % Leased: 94.2%</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: 2018 Tax @ \$2.50/sf; 2004 Est Ops @ \$0.76/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>
7		<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: 2019 Tax @ \$1.40/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>


8		<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: 2018 Tax @ \$2.08/sf, 2012 Est Tax @ \$1.45/sf; 2011 Ops @ \$2.34/sf, 2012 Est Ops @ \$1.73/sf</p>	<p>Space Avail: 28,632 SF Max Contig: 13,306 SF Smallest Space: 1,383 SF Rent/SF/Yr: \$8.50-\$15.00 % Leased: 90.8%</p>
9		<p>6352-6380 W Howard St Niles Industrial Center- BLDG B Niles, IL 60714 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class A Warehouse Status: Built 2005 Building Size: 202,654 SF Land Area: 20 AC Stories: 1 Expenses: 2011 Tax @ \$0.79/sf, 2012 Est Tax @ \$0.79/sf; 2011 Ops @ \$0.56/sf, 2012 Est Ops @ \$0.56/sf</p>	<p>Space Avail: 20,096 SF Max Contig: 20,096 SF Smallest Space: 20,096 SF Rent/SF/Yr: \$6.95 % Leased: 100%</p>
10		<p>6400-6430 W Howard St Niles Industrial Center-BLDG A Niles, IL 60714 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class A Distribution Status: Built 2004 Building Size: 210,458 SF Land Area: 21.80 AC Stories: 1 Expenses: 2016 Tax @ \$1.94/sf, 2008 Est Tax @ \$0.80/sf; 2015 Ops @ \$0.58/sf</p>	<p>Space Avail: 40,686 SF Max Contig: 40,686 SF Smallest Space: 40,686 SF Rent/SF/Yr: \$6.95 % Leased: 100%</p>
11		<p>6610 N Milwaukee Ave Niles, IL 60714 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class B Flex Status: Built 1980 Building Size: 15,000 SF Land Area: 1 AC Stories: 1 Expenses: 2018 Tax @ \$1.56/sf</p>	<p>Space Avail: 2,600 SF Max Contig: 2,600 SF Smallest Space: 2,600 SF Rent/SF/Yr: Withheld % Leased: 82.7%</p>
12		<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>
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: 2018 Tax @ \$1.70/sf, 1994 Est Tax @ \$1.30/sf</p>	<p>Space Avail: 40,000 SF Max Contig: 40,000 SF Smallest Space: 10,000 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>	3,947 SF Not For Sale	\$10.95/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: 2018 Tax @ \$2.77/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 / Patrick Lederer (847) 205-4367 -- 3,947 SF (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	3,947	\$10.95/ig	Vacant	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>	5,980 SF / 800 ofc Not For Sale	\$10.50/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: 2018 Tax @ \$2.87/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 -- 5,980 SF /800 ofc (5,980 SF)				

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	5,980	\$10.50/mg	Vacant	Negotiable	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
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6220-6230 W Gross Point Rd 19,500 SF
Niles, IL 60714 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: 2019 Tax @ \$1.85/sf
Parking: 66 free Surface Spaces are available; Ratio of 1.00/1,000 SF
Utilities: Heating - Gas, Sewer - City, Water - City
Power: 800-3000a/480v 3p/4w
Rail Line: None

Landlord Rep: Company information unavailable at this time
Sublet Contact: Colliers International / Christopher Volkert (847) 698-8237 Brendan Green (847) 698-8227 -- 19,500 SF (19,500 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Industrial/Sublet	Colliers International	19,500 N	19,500	\$6.95/mg	Vacant	Thru Jul 2021	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
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5633-5675 W Howard St 8,719 SF / 2,755 ofc
Quad at Niles 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
Howard Plaza III
Niles, IL 60714



Expenses: 2018 Tax @ \$2.17/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 International / Brendan Green (847) 698-8227 / Christopher Volkert (847) 698-8237 / Linda McDonagh Jeff Harkensee (847) 698-8216 -- 8,719 SF /2,755 ofc (3,704-5,015 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 International	3,704/1,702 ofc N	3,704	\$6.00/n	Vacant	Negotiable	-	-
P 1st	5669	Industrial/Direct	Colliers International	5,015/1,053 ofc N	5,015	\$6.00/n	02/2021	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
	5677-5707 W Howard St Quad at Niles Howard Plaza II Niles, IL 60714	6,897 SF / 1,596 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
	Expenses: 2020 Tax @ \$2.03/sf; 2004 Est Ops @ \$0.86/sf Parking: 100 free Surface Spaces are available; Ratio of 1.67/1,000 SF Utilities: Heating - Gas				Power: 200a/208v 3p Rail Line: -		
Landlord Rep: Colliers International / Brendan Green (847) 698-8227 / Christopher Volkert (847) 698-8237 / Linda McDonagh Jeff Harkensee (847) 698-8216 -- 6,897 SF /1,596 ofc (3,095-3,802 SF)							


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	Vacant	Negotiable	4	-
P 1st	5705	Industrial/Direct	Colliers International	3,095/836 ofc N	3,095	\$6.00/n	04/2021	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>	3,704 SF / 1,482 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: 2018 Tax @ \$2.50/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 / Linda McDonagh Jeff Harkensee (847) 698-8216 -- 3,704 SF /1,482 ofc (3,704 SF)</p>		

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	5727	Industrial/Direct	Colliers International	3,704/1,482 ofc N	3,704	\$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: 2019 Tax @ \$1.40/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

28,632 SF / 1,800 ofc
Not For Sale

\$8.50-\$15.00/mg
2

311,103 SF
18.80 AC

16'0"
6

12 int/12 ext
Yes

None
Wet



Expenses: **2018 Tax @ \$2.08/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 -- 28,632 SF /1,800 ofc (1,383-13,306 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	6211A	Flex/Direct	REA Commercial Real Estate LLC	7,335 N	7,335	\$8.50/mg	Vacant	3 yrs	8	-
P 1st	6207B	Flex/Direct	REA Commercial Real Estate LLC	3,023 N	3,023	\$15.00/mg	Vacant	3-5 yrs	-	-
P 1st	6289	Industrial/Direct	REA Commercial Real Estate LLC	13,306/1,800 ofc N	13,306	\$8.75/mg	Vacant	3-5 yrs	-	1
P 2nd	211A	Office/Direct	REA Commercial Real Estate LLC	1,383 N	1,383	\$13.75/mg	Vacant	3-5 yrs	-	-
P 2nd	207	Office/Direct	REA Commercial Real Estate LLC	3,585 N	3,585	\$13.75/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
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6352-6380 W Howard St **20,096 SF / 1,000 ofc** **\$6.95/n** **202,654 SF** **28'0"** **21 ext** **None**
 Niles Industrial Center- BLDG **Not For Sale** **1** **20 AC** **5 - 12'0"w x 14'0"h** **21 ext** **ESFR**
 B
 Niles, IL 60714



Expenses: **2011 Tax @ \$0.79/sf, 2012 Est Tax @ \$0.79/sf; 2011 Ops @ \$0.56/sf, 2012 Est Ops @ \$0.56/sf** Power: **800-1200a/480v**
 Parking: **178 free Surface Spaces are available; Ratio of 0.87/1,000 SF** Rail Line: **None**
 Utilities: **Heating - Gas, Lighting - Metal Halide, Sewer - City, Water - City**

Landlord Rep: Colliers International / Christopher Volkert (847) 698-8237 / Brendan Green (847) 698-8227 -- 20,096 SF /1,000 ofc (20,096 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	6374	Industrial/Direct	Colliers International	20,096/1,000 ofc N	20,096	\$6.95/n	30 Days	Negotiable	-	-

Building Notes

Niles Industrial Center is centrally located at 6420 Howard Street, Niles, IL. It is accessible through the Edens Expressway (I-90) and I-294, providing the ultimate in customer, employee and logistic convenience. Public transportation is also available on Howard Street.

Available in Summer 2004, this 413,276 square foot multi-tenant facility offers flexible space options ranging from 20,000 - 100,000 square feet with offices designed to suit. With 20 acres of land, there is ample car and trailer parking to meet almost any requirement.

Warehouse areas are 28' clear and protected with the latest ESFR sprinkler system. Metal halide lighting along with 800 amps of power are provided to each unit. Exterior truck loading with levelators/dock seals and drive-in doors allow for maximum space utilization.

The precast/steel construction have been combined with an esthetically pleasing architectural design to provide efficient and functional space.

The property qualifies for a Class 6 real estate tax abatement offering the most competitive rental rates possible.

Restaurants, hotels and shopping are all nearby, a list of which can be provided upon request.



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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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6400-6430 W Howard St **40,686 SF / 1,500 ofc** **\$6.95/n** **210,458 SF** **28'0"** **21 ext** **None**
 Niles Industrial Center-BLDG A **Not For Sale** **1** **21.80 AC** **5 - 12'0"w x 14'0"h** **21 ext** **ESFR**
 Niles, IL 60714



Expenses: **2016 Tax @ \$1.94/sf, 2008 Est Tax @ \$0.80/sf; 2015 Ops @ \$0.58/sf** Power: **800-1200a**
 Parking: **185 free Surface Spaces are available; Ratio of 0.88/1,000 SF** Rail Line: **None**
 Utilities: **Heating - Gas, Sewer - City, Water - City**

Landlord Rep: Colliers International / Christopher Volkert (847) 698-8237 / Brendan Green (847) 698-8227 -- 40,686 SF /1,500 ofc (40,686 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	6424	Industrial/Direct	Colliers International	40,686/1,500 ofc N	40,686	\$6.95/n	30 Days	Negotiable	5	-

Building Notes

Niles Industrial Center is centrally located at 6420 Howard Street, Niles, IL. It is accessible through the Edens Expressway (I-90) and I-294, providing the ultimate in customer, employee and logistic convenience. Public transportation is also available on Howard Street.

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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			
		6610 N Milwaukee Ave Niles, IL 60714	2,600 SF Not For Sale	-/mg 1	15,000 SF 1 AC	12'0" 2	None -	None -		
		Expenses: 2018 Tax @ \$1.56/sf Parking: Free Surface Spaces Utilities: -				Power: - Rail Line: None				
Landlord Rep: ChicagoBroker.com Powered by Jameson Commercial / Steven Goldstein (312) 840-9002 -- 2,600 SF (2,600 SF)										
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Office/Direct	ChicagoBroker.com Powered by Jameson Commercial	2,600 N	2,600	\$15.23/mg	Vacant	Negotiable	-	-
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	2-5 yrs	-	2

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

-/mg
2

300,791 SF
10.38 AC

26'0"
2

14 int
-

None
Wet



Expenses: **2018 Tax @ \$1.70/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
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