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# Industrial Space Availability Report

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PREPARED BY:

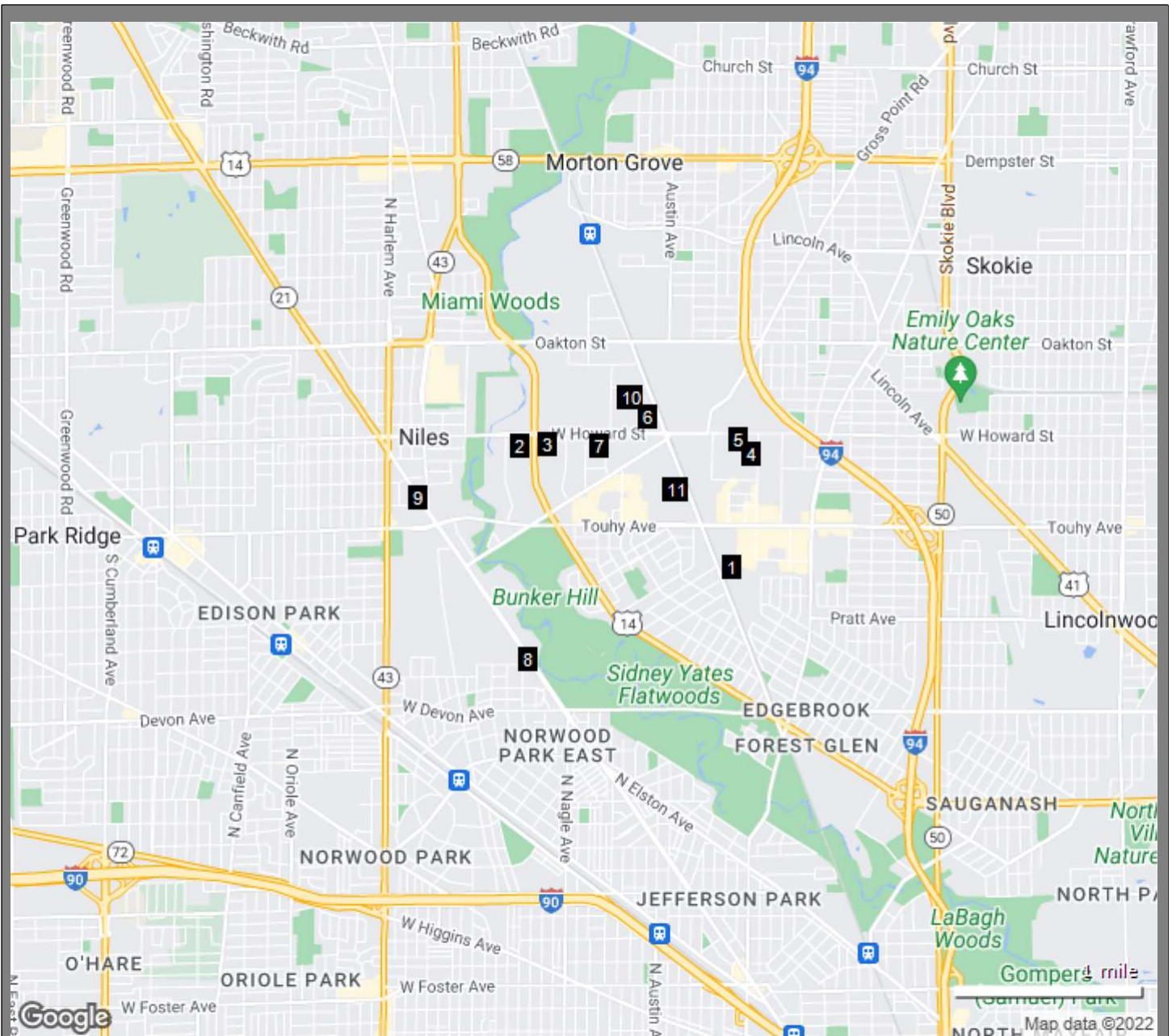


**Village of Niles**

1000 Civic Center Dr  
Niles, IL 60714

**John C. Melaniphy**

Director of Economic Development  
(847) 588-8074 (phone)  
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**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: **\$12.95**  
 % Leased: **93.9%**



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

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2		<p><b>7510-7540 N Caldwell Ave</b>  <b>Niles Industrial Center</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>6653 Howard &amp; Caldwell</b>  <b>North Cook Ind Submarket</b></p>	<p>Building Type: <b>Class B Manufacturing</b>  Status: <b>Built 1968</b>  Building Size: <b>225,000 SF</b>  Land Area: <b>9.38 AC</b>  Stories: <b>1</b>  Expenses: <b>2020 Tax @ \$2.67/sf, 2012 Est Tax @ \$2.10/sf; 2015 Ops @ \$1.19/sf, 2012 Est Ops @ \$0.40/sf</b></p>	<p>Space Avail: <b>81,044 SF</b>  Max Contig: <b>81,044 SF</b>  Smallest Space: <b>18,945 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>64.0%</b></p>
3		<p><b>7555 N Caldwell Ave</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>North Cook Ind Submarket</b></p>	<p>Building Type: <b>Class B Manufacturing</b>  Status: <b>Built 1962</b>  Building Size: <b>149,196 SF</b>  Land Area: <b>6.41 AC</b>  Stories: <b>1</b>  Expenses: <b>2020 Tax @ \$0.71/sf, 2016 Est Tax @ \$0.80/sf</b></p>	<p>Space Avail: <b>68,405 SF</b>  Max Contig: <b>68,405 SF</b>  Smallest Space: <b>68,405 SF</b>  Rent/SF/Yr: <b>\$6.50</b>  % Leased: <b>100%</b></p>
4		<p><b>5633-5675 W Howard St</b>  <b>Howard Plaza III</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>North Cook Ind Submarket</b></p>	<p>Building Type: <b>Class B Warehouse</b>  Status: <b>Built 1980</b>  Building Size: <b>92,986 SF</b>  Land Area: <b>3 AC</b>  Stories: <b>1</b>  Expenses: <b>2020 Tax @ \$2.24/sf, 2007 Est Tax @ \$1.67/sf; 2017 Ops @ \$1.03/sf, 2004 Est Ops @ \$0.78/sf</b></p>	<p>Space Avail: <b>7,408 SF</b>  Max Contig: <b>3,704 SF</b>  Smallest Space: <b>3,704 SF</b>  Rent/SF/Yr: <b>\$6.00-\$6.50</b>  % Leased: <b>92.0%</b></p>
5		<p><b>5709-5751 W Howard St</b>  <b>Howard Plaza I</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>North Cook Ind Submarket</b></p>	<p>Building Type: <b>Class C Warehouse</b>  Status: <b>Built 1978</b>  Building Size: <b>92,793 SF</b>  Land Area: <b>4.30 AC</b>  Stories: <b>1</b>  Expenses: <b>2020 Tax @ \$3.01/sf; 2004 Est Ops @ \$0.76/sf</b></p>	<p>Space Avail: <b>9,470 SF</b>  Max Contig: <b>5,015 SF</b>  Smallest Space: <b>4,455 SF</b>  Rent/SF/Yr: <b>\$6.50-\$7.00</b>  % Leased: <b>100%</b></p>
6		<p><b>6100-6150 W Howard St</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>North Cook Ind Submarket</b></p>	<p>Building Type: <b>Class B Manufacturing</b>  Status: <b>Built 1964</b>  Building Size: <b>317,385 SF</b>  Land Area: <b>12.44 AC</b>  Stories: <b>1</b>  Expenses: <b>2020 Tax @ \$2.40/sf, 2008 Est Tax @ \$1.39/sf</b></p>	<p>Space Avail: <b>47,435 SF</b>  Max Contig: <b>47,435 SF</b>  Smallest Space: <b>47,435 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>100%</b></p>
7		<p><b>6201-6299 W Howard St</b>  <b>Howard Commons</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>S/E/C</b>  <b>North Cook Ind Submarket</b></p>	<p>Building Type: <b>Class B Flex</b>  Status: <b>Built 1956, Renov 1986</b>  Building Size: <b>374,862 SF</b>  Land Area: <b>18.80 AC</b>  Stories: <b>2</b>  Expenses: <b>2020 Tax @ \$1.84/sf, 2012 Est Tax @ \$1.20/sf; 2011 Ops @ \$1.94/sf, 2012 Est Ops @ \$1.43/sf</b></p>	<p>Space Avail: <b>4,953 SF</b>  Max Contig: <b>4,953 SF</b>  Smallest Space: <b>4,953 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>100%</b></p>

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**6610 N Milwaukee Ave**  
**Niles, IL 60714**  
**Cook County**  
**North Cook Ind Submarket**

Building Type: **Class B Flex**  
Status: **Built 1980**  
Building Size: **15,000 SF**  
Land Area: -  
Stories: **1**  
Expenses: **2020 Tax @ \$1.92/sf**

Space Avail: **1,500 SF**  
Max Contig: **1,500 SF**  
Smallest Space: **1,500 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **90.0%**

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**7310 N Milwaukee Ave**  
**Niles, IL 60714**  
**Cook County**  
**North Cook Ind Submarket**

Building Type: **Class C Flex/Showroom**  
Status: **Built 1951**  
Building Size: **1,750 SF**  
Land Area: -  
Stories: **1**  
Expenses: **2020 Tax @ \$14.95/sf**

Space Avail: **1,590 SF**  
Max Contig: **860 SF**  
Smallest Space: **730 SF**  
Rent/SF/Yr: **\$25.10-\$29.58**  
% Leased: **9.1%**

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**6153 W Mulford St**  
**Niles, IL 60714**  
**Cook County**  
**North Cook Ind Submarket**

Building Type: **Class B Warehouse**  
Status: **Built 1979**  
Building Size: **84,685 SF**  
Land Area: **3.40 AC**  
Stories: **1**  
Expenses: **2020 Tax @ \$2.82/sf, 2002 Est Tax @ \$1.61/sf**

Space Avail: **22,322 SF**  
Max Contig: **22,322 SF**  
Smallest Space: **22,322 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **73.6%**


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**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><b>7111-7137 N Austin Ave</b> Austin Commons South Building Niles, IL 60714</p> <p>Expenses: <b>2020 Tax @ \$6.72/sf</b> Parking: <b>122 Surface Spaces are available; Ratio of 2.81/1,000 SF</b> Utilities: <b>Heating - Gas</b></p> <p>Power: <b>100-150a/240v 3p</b> Rail Line: <b>None</b></p> <p>Landlord Rep: <b>Korman, Lederer &amp; Associates / Peter Balyeat (847) 205-4356 / Patrick Lederer (847) 205-4367 -- 2,265 SF /500 ofc (2,265 SF)</b></p>	<b>2,265 SF / 500 ofc</b> <b>Not For Sale</b>	<b>\$12.95/mg</b> <b>1</b>	<b>37,000 SF</b> <b>1.49 AC</b>	<b>14'0"</b> <b>3 - 10'0"w x 10'0"h</b>	<b>2 int</b> <b>Yes</b>	<b>None</b> <b>Wet</b>

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	\$12.95/mg	Vacant	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><b>7510-7540 N Caldwell Ave</b> Niles Industrial Center Niles, IL 60714</p> <p>Expenses: <b>2020 Tax @ \$2.67/sf, 2012 Est Tax @ \$2.10/sf; 2015 Ops @ \$1.19/sf, 2012 Est Ops @ \$0.40/sf</b> Parking: <b>109 Surface Spaces are available; Ratio of 0.48/1,000 SF</b> Utilities: <b>Gas - Natural, Heating - Gas, Sewer - City, Water - City</b></p> <p>Power: <b>800a/277-480v 3p/4w</b> Rail Line: <b>None</b></p> <p>Landlord Rep: <b>Cushman &amp; 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)</b></p>	<b>81,044 SF / 19,099 ofc</b> <b>Not For Sale</b>	<b>Withheld</b> <b>1</b>	<b>225,000 SF</b> <b>9.38 AC</b>	<b>20'6"</b> <b>4 - 12'0"w x 14'0"h</b>	<b>4 int/2 ext</b> <b>4int/2 ext</b>	<b>None</b> <b>Yes</b>

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	-



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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	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		SF Avail	Rent/SF/Yr	RBA	Ceiling Height	Docks	Crane			
Building/Park Name		For Sale (\$/SF)	Stories	Land	Drive Ins	Levelators	Sprinkler			
		7555 N Caldwell Ave Niles, IL 60714	68,405 SF / 12,902 ofc Not For Sale	\$6.50/n 1	149,196 SF 6.41 AC	24'0" 1 - 12'0"w x 14'0"h 8 ext	1 int/8 ext	- Yes		
		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		Power: 1600a/480v 3p/4w Rail Line: None		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)				
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	\$6.50/n	30 Days	Negotiable	6	-
Address		SF Avail	Rent/SF/Yr	RBA	Ceiling Height	Docks	Crane			
Building/Park Name		For Sale (\$/SF)	Stories	Land	Drive Ins	Levelators	Sprinkler			
		5633-5675 W Howard St Quad at Niles Howard Plaza III Niles, IL 60714	7,408 SF / 2,416 ofc Not For Sale	\$6.00-\$6.50/n 1	92,986 SF 3 AC	14'0" 4 - 10'0"w x 12'0"h 12 ext	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 -- 7,408 SF /2,416 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	-	-
P 1st	5657	Industrial/Direct	Colliers	3,704/714 ofc N	3,704	\$6.50/n	Vacant	Negotiable	-	1




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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
	<b>5709-5751 W Howard St</b> Quad at Niles Howard Plaza I Niles, IL 60714	<b>9,470 SF / 2,767 ofc</b> <b>Not For Sale</b>	<b>\$6.50-\$7.00/n</b> <b>1</b>	<b>92,793 SF</b> <b>4.30 AC</b>	<b>14'0"</b> <b>4 - 12'0"w x 12'0"h</b>	<b>12 ext</b> <b>12 ext</b>	<b>-</b> <b>Wet</b>
Expenses: <b>2020 Tax @ \$3.01/sf; 2004 Est Ops @ \$0.76/sf</b> Parking: <b>100 Surface Spaces are available; Ratio of 1.08/1,000 SF</b> Utilities: <b>Heating - Gas</b> Power: <b>100a/208v 3p</b> Rail Line: <b>None</b>							
Landlord Rep: <b>Colliers / Brendan Green (847) 698-8227 / Christopher Volkert (847) 698-8237 / Linda McDonagh (847) 967-9312 / Jeff Harkensee (847) 698-8216 -- 9,470 SF /2,767 ofc (4,455-5,015 SF)</b>							

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	-
P 1st	5735	Industrial/Direct	Colliers	4,455/1,514 ofc N	4,455	\$7.00/n	01/2023	Negotiable	-	-



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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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**6100-6150 W Howard St**      **47,435 SF / 3,107 ofc**      **Withheld**      **317,385 SF**      **21'6"**      **14 int/6 ext**      **None**  
 Niles, IL 60714      **Not For Sale**      **1**      **12.44 AC**      **4 - 10'0" w x 12'0" h**      **None**      **Wet**



Expenses: **2020 Tax @ \$2.40/sf, 2008 Est Tax @ \$1.39/sf**      Power: **3200a/480v**  
 Parking: **150 Surface Spaces are available; Ratio of 0.47/1,000**      Rail Line: **Canadian Pacific Railway**  
 SF  
 Utilities: **Heating, Sewer - City, Water - City**

Landlord Rep: **Cushman & Wakefield / Eric Fischer (847) 720-1369 / Steve Stone (847) 720-1364 / Brett Kroner (847) 720-1367 / Marc Samuels (847) 720-1368 / Jackson Elder (847) 518-9100 -- 47,435 SF /3,107 ofc (47,435 SF)**

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	47,435/3,107 ofc N	47,435	Withheld	30 Days	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
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**6201-6299 W Howard St**      **4,953 SF**      **-**      **374,862 SF**      **16'0"**      **12 int/12 ext**      **None**  
 Howard Commons      **Not For Sale**      **2**      **18.80 AC**      **6**      **Yes**      **Wet**  
 Niles, IL 60714



Expenses: **2020 Tax @ \$1.84/sf, 2012 Est Tax @ \$1.20/sf; 2011 Ops**      Power: **-**  
**@ \$1.94/sf, 2012 Est Ops @ \$1.43/sf**  
 Parking: **621 Surface Spaces are available; Ratio of 3.00/1,000**      Rail Line: **-**  
 SF  
 Utilities: **-**

Landlord Rep: **REA Commercial Real Estate LLC / Harley Kahn (847) 676-0030 X1**  
 Sublet Contact: **Colliers / Lois K. Durkin (312) 930-3313 -- 4,953 SF (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	-	-



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**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
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<b>6610 N Milwaukee Ave</b> Niles, IL 60714	<b>1,500 SF</b> <b>Not For Sale</b>	<b>-/mg</b> <b>1</b>	<b>15,000 SF</b> <b>-</b>	<b>-</b> <b>-</b>	<b>None</b> <b>-</b>	<b>None</b> <b>-</b>
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Expenses: **2020 Tax @ \$1.92/sf**

Parking: **4 Surface Spaces are available; Ratio of 2.67/1,000 SF**

Utilities: **Gas - Natural, Heating - Gas, Water - City**

Power: **-**

Rail Line: **None**

Landlord Rep: **ChicagoBroker.com Powered by Jameson Commercial / Steven Goldstein (312) 840-9002**

Leasing Company: **@properties / Christopher Demos (847) 692-5522 -- 1,500 SF (1,500 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Off/Ret/Direct	@properties	1,500 N	1,500	\$14.00/mg	Vacant	Negotiable	-	-



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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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**7310 N Milwaukee Ave**  
Niles, IL 60714

**1,590 SF / 1,750 ofc**  
**Not For Sale**

**\$25.10-\$29.58/fs**  
**1**

**1,750 SF**  
**-**

**10'0"**  
**1 - 8'0"w**

**None**  
**-**

**None**  
**-**



Expenses: **2020 Tax @ \$14.95/sf** Power: -  
 Parking: **10 Surface Spaces are available; Ratio of 6.29/1,000 SF** Rail Line: **None**  
 Utilities: **Gas - Natural, Heating - Gas, Lighting, Sewer - City, Water - City**

Landlord Rep: **Monica Iusco / Monica Iusco (224) 730-9558 -- 1,590 SF /1,750 ofc (730-860 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	1	Flex/Direct	Monica Iusco	730/900 ofc N	730	\$29.58/fs	Vacant	Negotiable	-	-
P 1st	2	Flex/Direct	Monica Iusco	860/1,000 ofc N	860	\$25.10/fs	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
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**6153 W Mulford St**  
Niles, IL 60714

**22,322 SF**  
**Not For Sale**

**Withheld**  
**1**

**84,685 SF**  
**3.40 AC**

**20'0"**  
**5 - 14'0"w x 12'0"h -**

**-**

**None**  
**Yes**



Expenses: **2020 Tax @ \$2.82/sf, 2002 Est Tax @ \$1.61/sf** Power: **1200-1600a/277-480v**  
 Parking: **87 Surface Spaces are available; Ratio of 0.45/1,000 SF** Rail Line: **None**  
 Utilities: **Gas - Natural, Heating - Gas, Sewer - City, Water - City**

Landlord Rep: *Company information unavailable at this time*

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	B	Industrial/Direct	Colliers	22,322 N	22,322	Withheld	Vacant	Negotiable	-	-



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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**

**-/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.



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