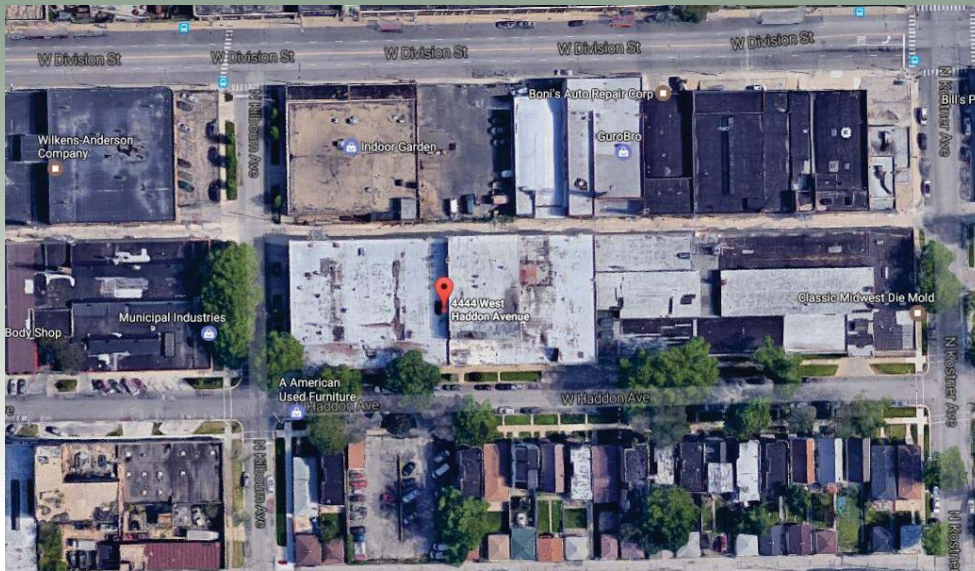


West Humboldt Park - Chicago

600 to 35,000 SF DIVISIBLE WAREHOUSE

SPACE AVAILABLE FOR LEASE

4430-44 W. Haddon Ave. Chicago, IL 60651



Humboldt Park
 Humboldt Park is one of the 77 designated community areas on the West Side of Chicago, Illinois.
 West Humboldt Park is the area west of Sacramento Boulevard.

	4430-44 W. Haddon Ave. Chicago, IL
Size	600 to 35,000 SF Divisible
Lot Size (Approx.)	36,000 SF + 13,000 SF Parking
Building Size (Total)	77,000 SF
Rental Rate	\$6-\$11 per SF (Gross)

For additional information or to schedule a showing contact:

Jarrett Fradin
 312.575.0480 ext. 15
 jarrett@kudangroup.com



566 W. Lake St. Suite 225
 Chicago, Illinois 60661-1411
 kudangroup.com

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	20,701	225,540	587,825
2015 Female Population	22,293	237,143	591,818
2015 Total Population	42,994	462,683	1,179,643
2015 Total Households	12,593	153,769	416,103
Housing			
2015 Total Housing Units	15,733	178,409	462,042
Income			
2015 Median Household Income	\$31,719	\$39,992	\$49,551
2015 Per Capita Income	\$12,788	\$20,107	\$27,646
2015 Average Household Income	\$43,557	\$59,892	\$76,788

Nearby Businesses

- Munchers
- Indoor Garden
- Purely Meat Co.
- Black Swan Manufacturing

Property Description

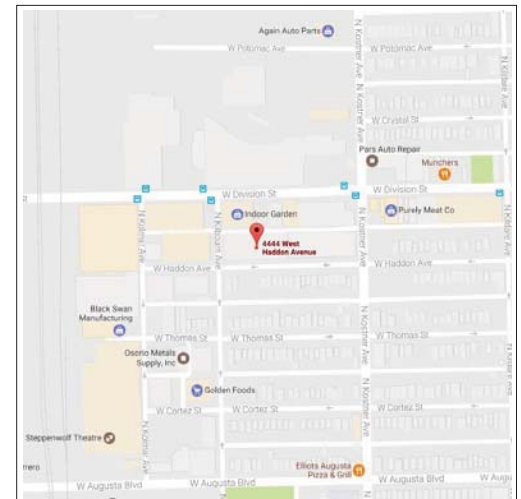
Approx. 600 SF to 35,000 divisible space available for lease.

Building is approx. 77,000 SF total (two-stories with partial 3rd floor) including a +/- 13,000 SF parking lot. Situated on +/- 49,000 SF of land on the hard corner of N. Kilbourn Ave. and W. Haddon Ave. Heavy 3-phase power throughout. Located in an enterprise zone tax and improvement benefit area. Four drive-in doors, one shared freight elevator and two truck-level docks included.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 652 04-21-14

Map

Kilbourn Ave. & Haddon Ave.



LISTING INFO

Listing Agents	Anthony Citriglia anthony@kudangroup.com Jarrett Fradin jarrett@kudangroup.com
Transaction Type	Lease Opportunity - Warehouse Space
Property Data	
Area/ Neighborhood	West Humboldt Park
Address	4430-4444 W. Haddon Ave.
City, Zip	Chicago, IL 60651
PIN#	16-03-303-017-0000, 16-03-303-015-0000, 16-03-303-014-0000, 16-03-303-003-0000, 16-03-303-004-0000, 16-03-303-005-0000, 16-03-303-006-0000
Lease Price	\$6 - \$11 Per Square Foot Gross
Size	Divisible 600 – 35,000 SF
Building Size (Total)	+/- 77,000 SF
Land Size	+/- 48,690 SF
Lot Size	+/- 36,000 SF + 13,000 SF Parking Lot (31-50 Spaces)
Year Built	1943
Zoning	PMD9 (Planned Manufacturing District)
Ceiling Heights	12' to 14'
Potential Development	Partial 3 -story loft style development
Loading Docks	+/- 24'
Lot Dimensions 123'X290'	123X290, 105X124
Property Description	<p>Approx. 77,000 SF two-story (with partial 3rd floor) loft-style building including a +/- 13,000 SF parking lot. Spaces divisible to 600 to 35,000 SF for lease.</p> <p>Situated on +/- 49,000 SF of land on the hard corner of N. Kilbourn Ave. and W. Haddon Ave. Heavy 3-phase power throughout. Located in an enterprise zone tax and improvement benefit area. Four drive-in doors, one shared freight elevator and two truck-level docks included.</p>
Prior Use	Artist Studio, Wood working and manufacturing plant
Potential Uses	Manufacturing, show room, artist studio, wood or metal working, other possibilities.
Roof	Reflective Coating
Location Description	West Humboldt Park
Cross Streets	Located on the hard corner of N. Kilbourn and W. Haddon.

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



G-1 - 365 SF
G-2 - 764 SF
101A - 299 SF
101 - 1069 SF, One Main + 2 Rooms + Bathroom
Foyer - 576 SF
102 - 888 SF, One Main + 3 Rooms + Bathroom
103 - 936 SF, One Main + 2 Rooms + Bathroom
104 - 1056 SF
105 - 2795 SF
106 - 2200 SF
107 - 690 SF + Bathroom, Evenly split into 2 rooms
108 - 708 SF
109 - 1080 SF, Room 1 600 SF, Room 2 480 SF
110 - 967 SF
110A - 312 SF
110B - 372 SF
111 - 1675 SF
112 - 2500 SF
113 - 1016 SF + 2 Bathrooms
114 - 1782 SF
115 - 1022 SF
117 - 176 SF
201A - 333 SF + Bathroom
201B - 463 SF + Kitchen
201C - 345 SF
201D - 575 SF + Bathroom
202 - 629 SF + Bathroom. Main 504 SF, Room 125 SF
203 - 605 SF + Bathroom, Main 264 SF, Room 132 SF, Kitchen 209 SF
204 - 3268 SF + Bathroom, One Main + 4 Rooms + Kitchen + Bathroom
205 - 1760 SF + Bathroom
206 - 1572 SF + 2 Bathrooms, Main 1026 SF, Room 108 SF, Kitchen 238 SF
207 - 360 SF
208 - 408 SF + Bathroom
209 - 832 SF + Bathroom, Main 676 SF, Room 156 SF
210 - 576 SF
211 - 2200 SF
212 - 1632 SF + Bathroom, Main 884 SF, Room 1 116 SF, Room 2 272 SF, Room 3 288 SF
213 - 1443 SF + Bathroom, Main 1056 SF, Room 310 SF, Kitchen 77 SF
214 - 1067 SF + Bathroom, Main 493 SF, Room 245 SF, Kitchen 170 SF, Storage 159 SF
215 - 526 SF + Bathroom. Main + 2 Rooms + Bathroom
216 - 634 SF + Bathroom, Main + Room
217 - 996 SF + Bathroom

218 - 3378 SF + Bathroom, Room 1 256 SF, Room 2 1056 SF, Room 3 272 SF, Room 4 700 SF,

Kitchen 394 SF

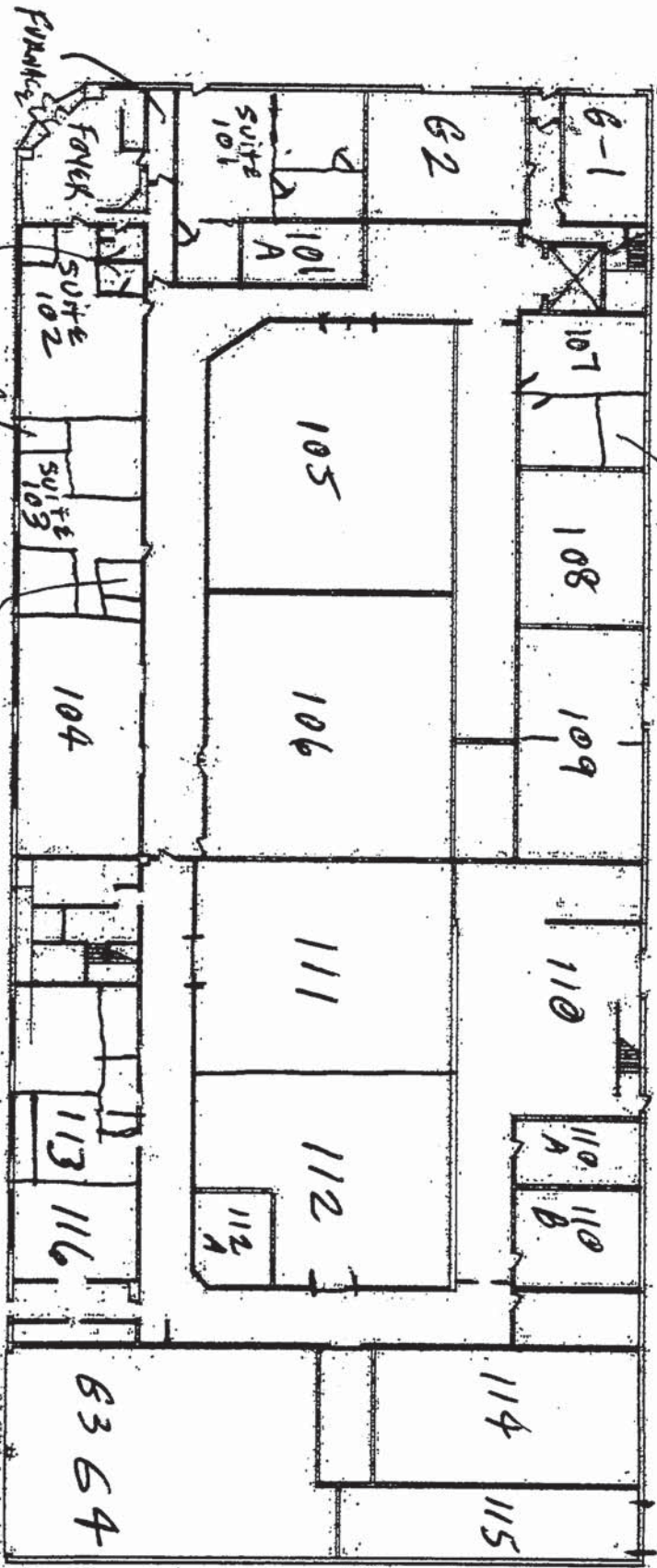
219 - 855 SF, Main 800 SF, Room 55 SF

220 - 154 SF

221 - 238 SF

222 - 479 SF

223 - 3408 SF + 2 Bathrooms, Main + 3 Rooms + Laundry



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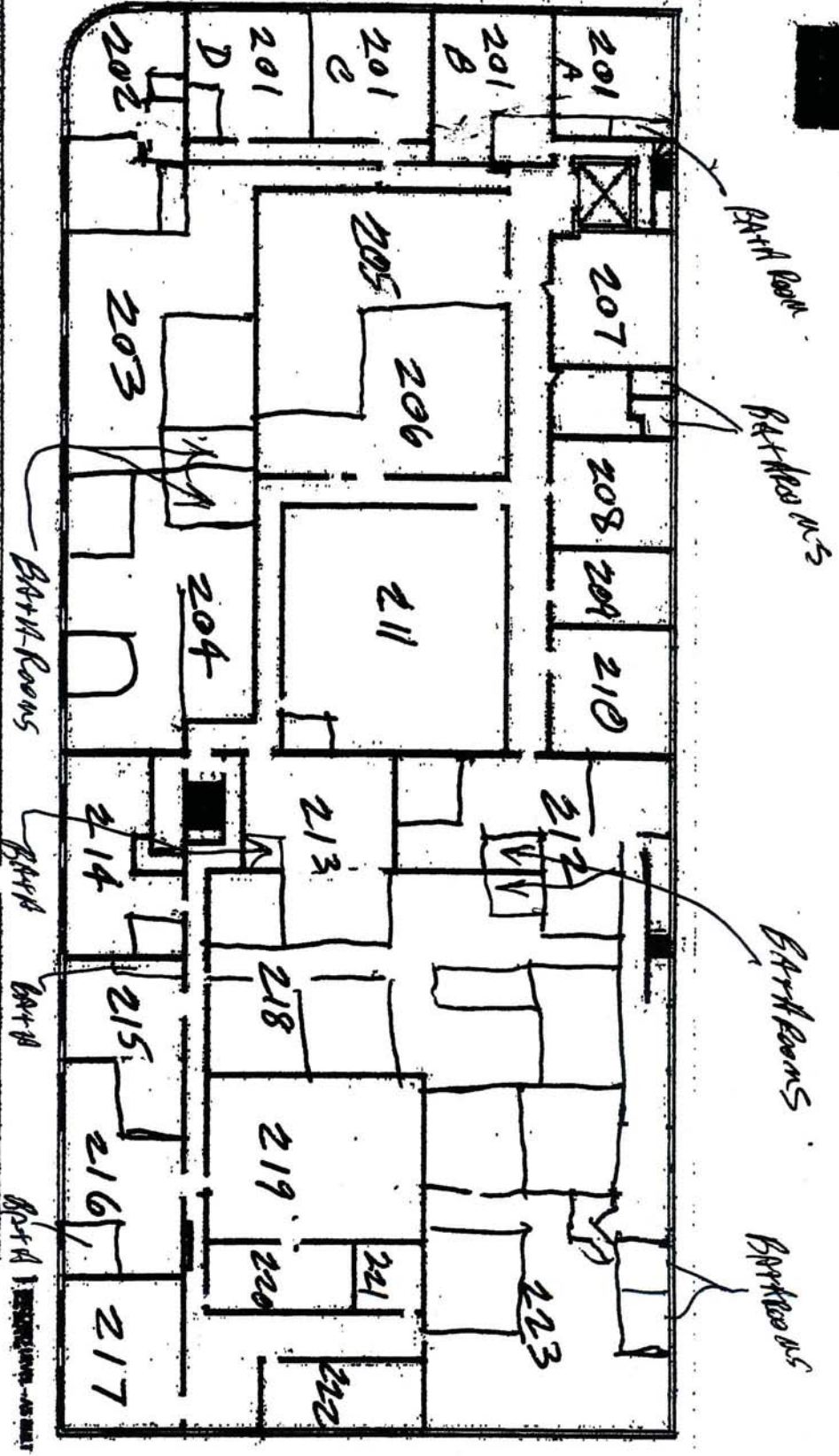
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AB.01

20100 South Western Avenue, Suite 1000
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APPROXIMATE SQUARE FOOTAGE // Director, Investment Sales
 201A 1,200 sq ft // 201B 1,200 sq ft // 201C 1,200 sq ft
 202 1,200 sq ft // 203 1,200 sq ft // 204 1,200 sq ft
 205 1,200 sq ft // 206 1,200 sq ft // 207 1,200 sq ft
 208 1,200 sq ft // 209 1,200 sq ft // 210 1,200 sq ft
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 217 1,200 sq ft // 218 1,200 sq ft // 219 1,200 sq ft
 220 1,200 sq ft // 221 1,200 sq ft // 222 1,200 sq ft
 223 1,200 sq ft

JAMESON REAL ESTATE
 COMMERCIAL

APPROXIMATE SQUARE FOOTAGE // Director, Investment Sales
 201A 1,200 sq ft // 201B 1,200 sq ft // 201C 1,200 sq ft
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 217 1,200 sq ft // 218 1,200 sq ft // 219 1,200 sq ft
 220 1,200 sq ft // 221 1,200 sq ft // 222 1,200 sq ft
 223 1,200 sq ft

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