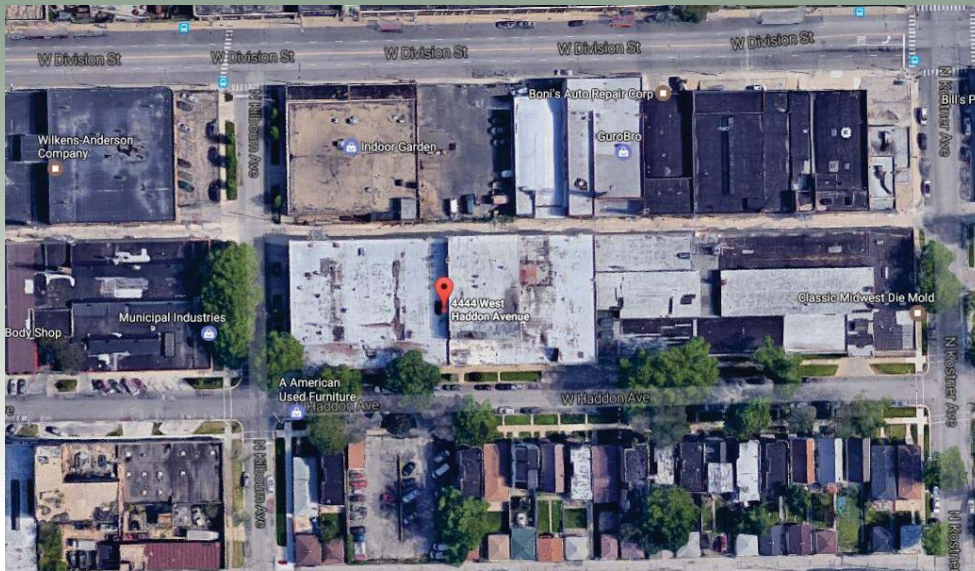


# West Humboldt Park - Chicago

## 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  
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 jarrett@kudangroup.com



566 W. Lake St. Suite 225  
 Chicago, Illinois 60661-1411  
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#### Demographics

	1-mi.	3-mi.	5-mi.
<b>Population</b>			
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
<b>Housing</b>			
2015 Total Housing Units	15,733	178,409	462,042
<b>Income</b>			
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

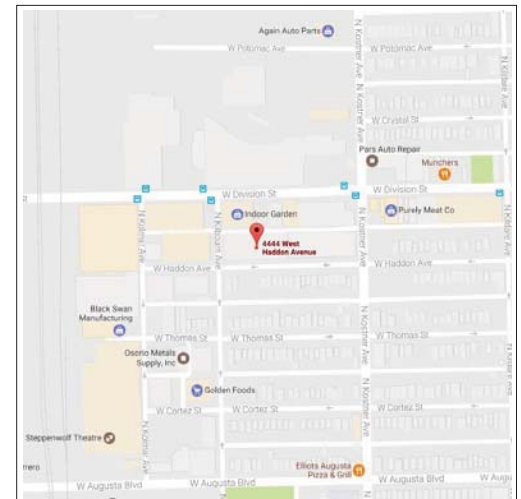
Approx. 600 SF to 35,000 divisible space available for lease.

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 <a href="mailto:anthony@kudangroup.com">anthony@kudangroup.com</a> Jarrett Fradin <a href="mailto:jarrett@kudangroup.com">jarrett@kudangroup.com</a>
Transaction Type	Lease Opportunity - Warehouse Space
<b>Property Data</b>	
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.