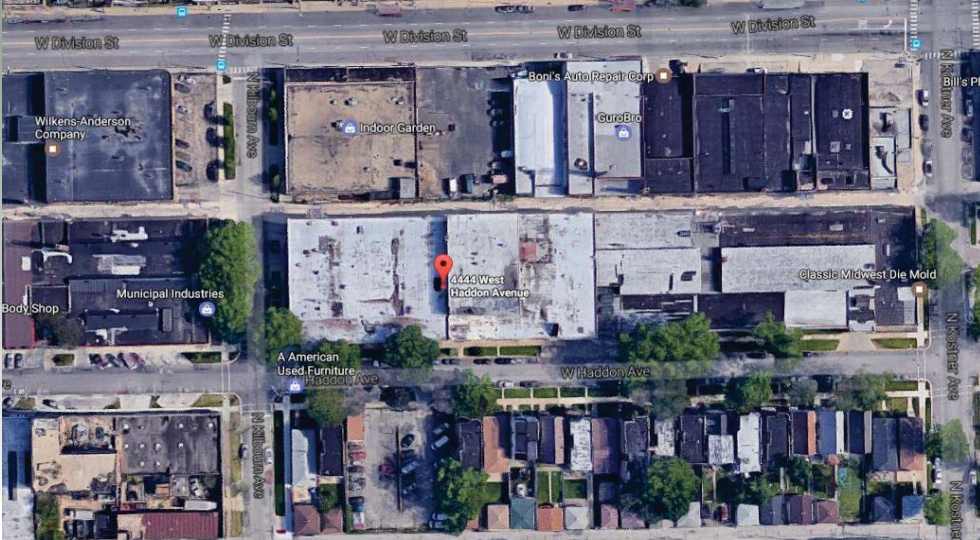


West Humboldt Park - Chicago REAL ESTATE INDUSTRIAL/DEVELOPMENT OPPORTUNITY

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



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. 77,000 SF two-story (with partial 3rd floor) loft-style building, 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

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.

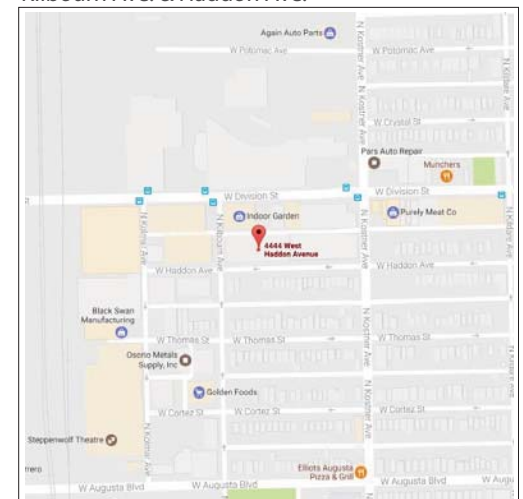
	4430-44 W. Haddon Ave. Chicago, IL
Lot Size (Approx.)	36,000 SF + 13,000 SF Parking
Building Size (Approx.)	77,000 SF
Land Size	48,690 SF
Price	\$1,150,000 (Real Estate)

For additional information or to schedule a showing contact:

Georg Simos	Jarrett Fradin
312.575.0480 ext. 21	312.575.0480 ext.15
georg@kudangroup.com	jarrett@kudangroup.com

Map

Kilbourn Ave. & Haddon Ave.



LISTING INFO

Listing Agents	Georg Simos Jarrett Fradin
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
LeasePrice	\$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.