



**FOR LEASE**

3800 N. Milwaukee Avenue  
CHICAGO, IL 60641



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## 3800 N. Milwaukee Avenue

### SUMMARY

3800 N. Milwaukee is a multi-tenant, flex building located within Chicago's North side. The subject property boasts an excellent infrastructure for heavy manufacturing with heavy power as well as strong visibility along North Milwaukee Avenue which averages 14,600 vehicles per day.

### HIGHLIGHTS

- One-block from Grayland Metra Line Station
- Close proximity to I-90/94 Expressway
- Ample parking on available on paved lots

### SPECIFICATIONS

BUILDING SIZE	± 129,581 SF
LAND SIZE	± 4.3 ACRES
AVAILABLE SPACE	SPACE A: ± 30,000 SF SPACE B: ± 67,300 SF TOTAL: ± 97,300 SF
POWER	3,000 AMPS / 480 VOLTS / 3-PHASE
CEILING HEIGHT	16'-20' CLEAR
LOADING	4 INTERIOR DOCKS, 1 EXTERIOR DOOR
PARKING	PARKING FOR 98 CARS AVAILABLE
ZONING	M1-1
2017 TAXES	\$141,165.24 (\$1.09 PSF) 6B-TAX INCENTIVE PENDING
LEASE RATE	SUBJECT TO OFFER

All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.



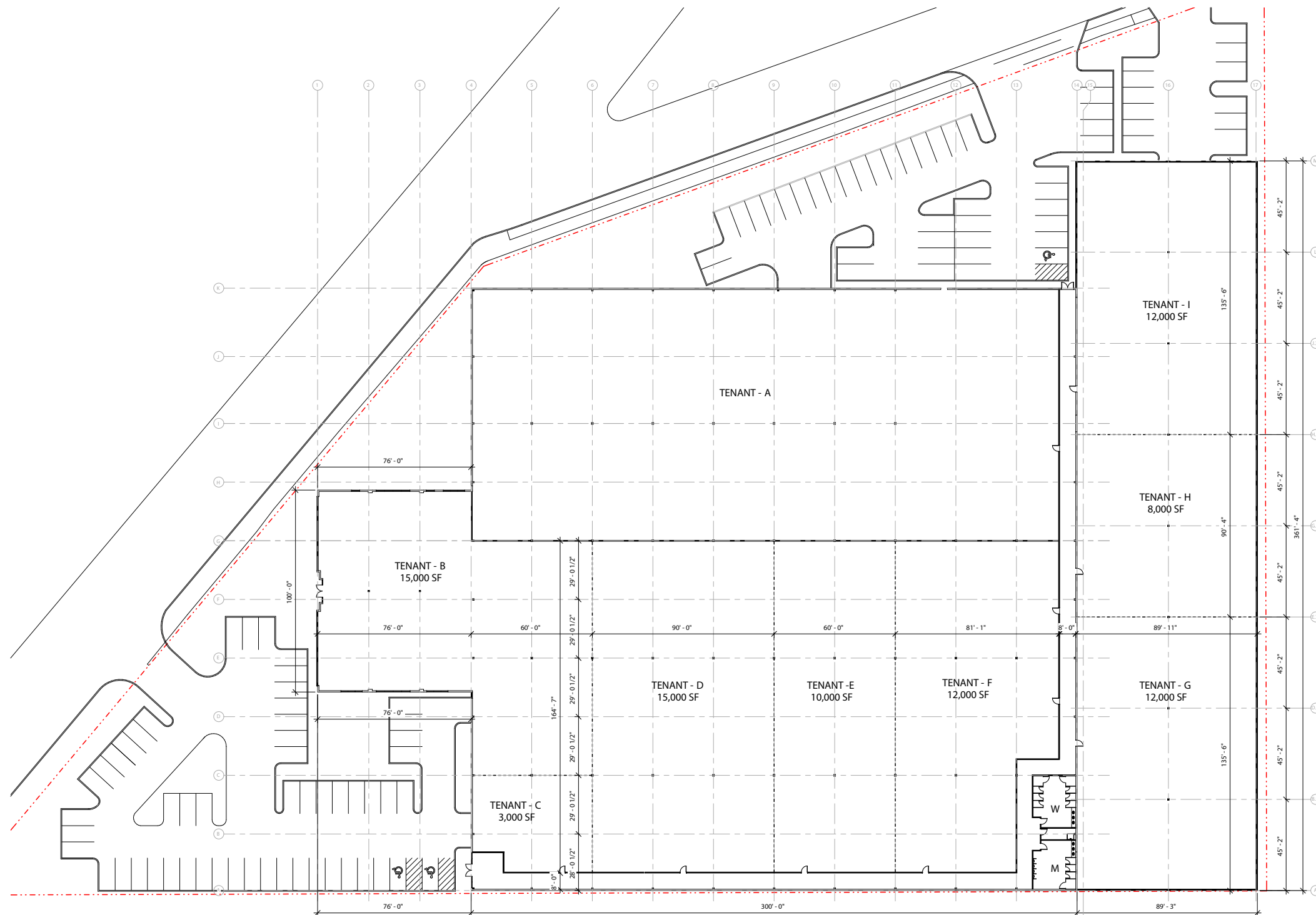


PROPERTY PHOTOS



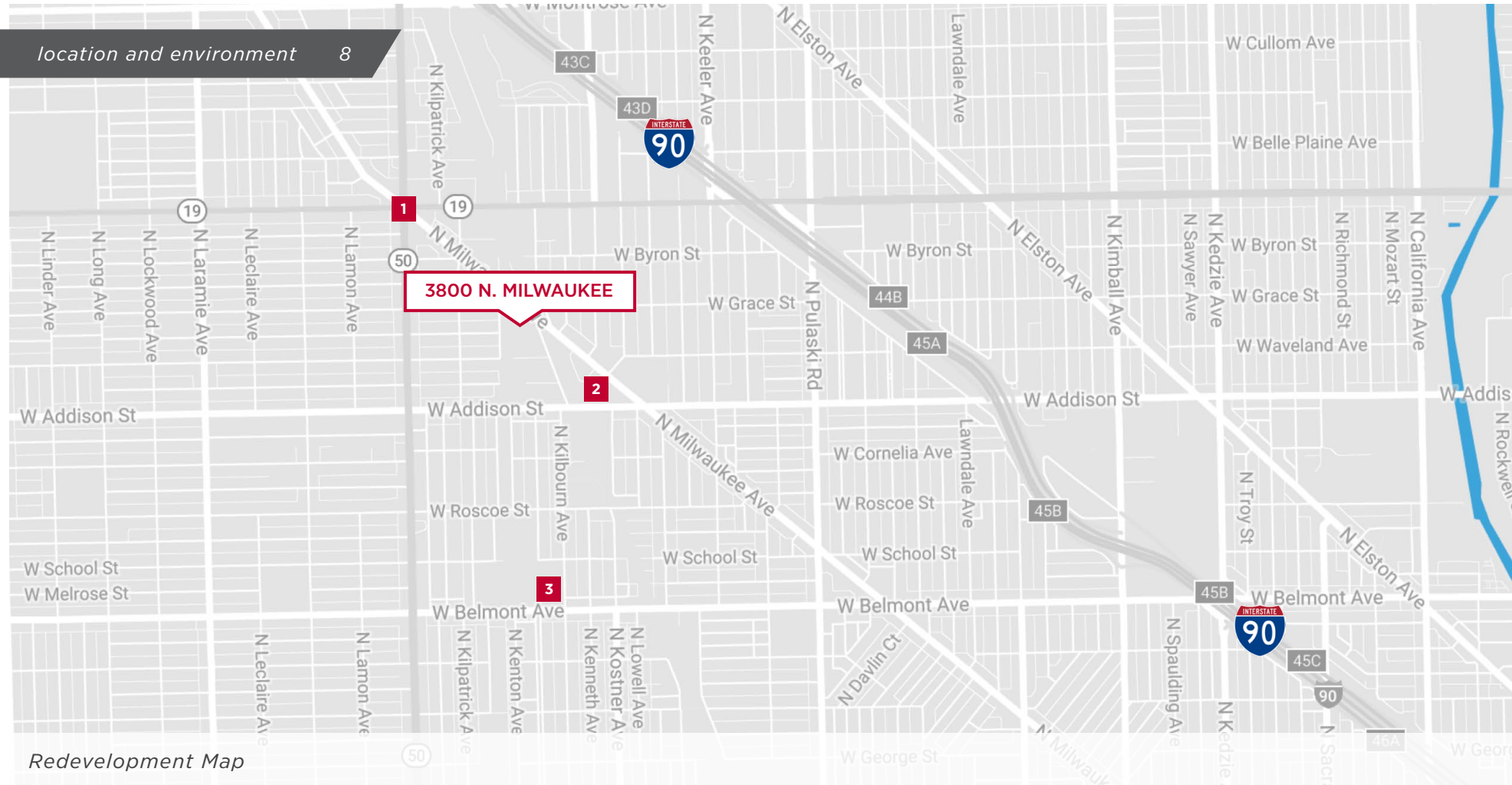


PROPERTY SURVEY



**NOTE: All available space is divisible.**





Redevelopment Map

## NEARBY DEVELOPMENT

### 1 THE POINT AT SIX CORNERS

Located at 4747 W. Irving Park, a 75,000 SF former Bank of America location was purchased in 2014 for over \$10 million by Clark Street Development. In place of the structure, a new retail development named, “The Point at Six Corners” will break ground Spring of 2017. Thus far, plans include an Aldi grocery store, Ross clothing store and a rooftop parking deck.

Alongside this new development, the city of Chicago plans to add bike lanes to Milwaukee Avenue between Addison and Irving Park Road as well as other pedestrian-friendly amenities in order to accommodate shoppers.

### 2 BASECAMP OLD IRVING PARK

In May 2015 four-acres of land were acquired by Ranquist Development along North Milwaukee Avenue. At time of purchase, the property contained a 90,000 SF former Riddell Football helmet factory, which sat vacant for decades. Partnering with Stocking Urban and Pappageorge Haymes Partners, Ranquist developed a new 48 single family home community to occupy the land site, naming the project, “Basecamp Old Irving Park”.

In June of 2016, Ranquist listed the first of the finished sites at a starting price of \$479,000. Today over 70% of the homes have sold with construction currently in phase three scheduled to conclude in mid-2017.

### 3 INTRINSIC SCHOOLS BELMONT CAMPUS

In 2013, NelsonHill represented Shannon Lumber, a 73-year old family owned business in the sale of their property to Intrinsic Charter School. Intrinsic Schools sought a Northwest Chicago location to feature it’s blended learning curriculum. In 2013 a vacant lumber yard was chosen for the school’s new campus. Designed by Wheeler Kearns Architects, 75% of the former lumber yard building, originally build in 1954, was adapted and reused to complete the project.

The campus was completed in 2014 and now includes a full-size gymnasium, outdoor soccer field and classrooms and labs.





