

2145
W E S T
G R A N D

2145 W. Grand Avenue

CALL FOR OFFERS

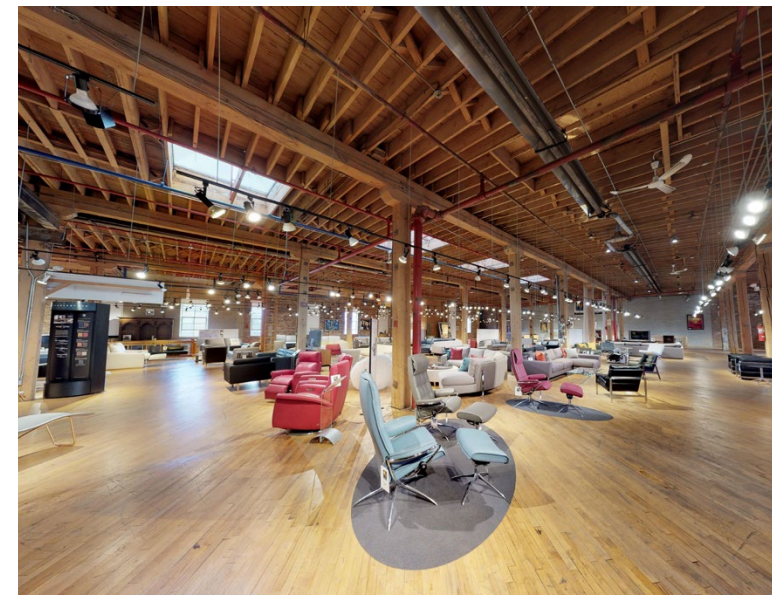
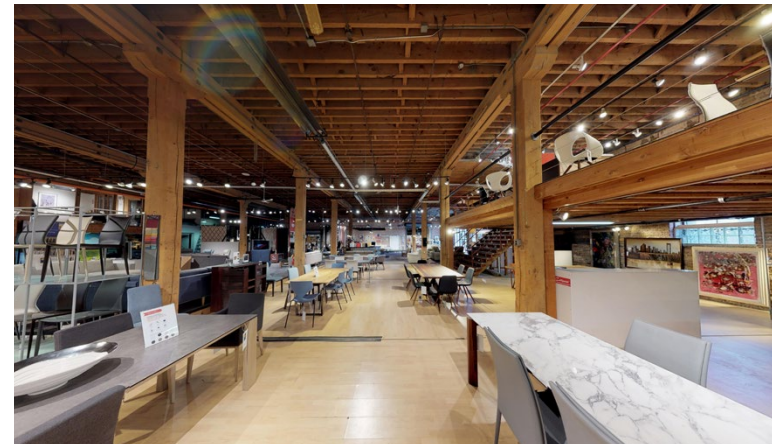
OFFER PROCESS

As Exclusive Listing Broker, NelsonHill requests all Interested Parties submit Offer Packages no later than **5:00 PM CT, May 1st, 2019.**

The Prospective Buyer will be nominated by the Seller at its sole discretion. Interested parties are asked to submit offers with terms inclusive but not limited to the following:

1. Offering Price
2. Earnest Money with Proof of Funds
3. Due Diligence
 - a. Requested time period
 - b. Requested terms of Due Diligence
4. Desired Contingencies
5. Prospective Purchaser Profile
 - a. Recent and relevant experience
 - b. Capital Source
 - c. Financial Structure of Acquisition
 - d. If obtaining financing, providing extent of approval thus far as well as potential lenders
6. Real Estate Taxes & Closing Cost Proration
7. Confirmation of Underwriting and Analysis specific to anticipated project

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.



FOR SALE

2145 W. Grand Avenue

SUMMARY

NelsonHill is pleased to present 2145 W. Grand Avenue, a 68,000 SF, multi-tenant, industrial warehouse building. The building offers a prime location on W. Grand Avenue and features one common loading dock and two drive-in-doors. The subject property is located in the thriving West Town neighborhood of Chicago, less than 3-miles from downtown Chicago and approximately 1-mile from Chicago's West Loop.

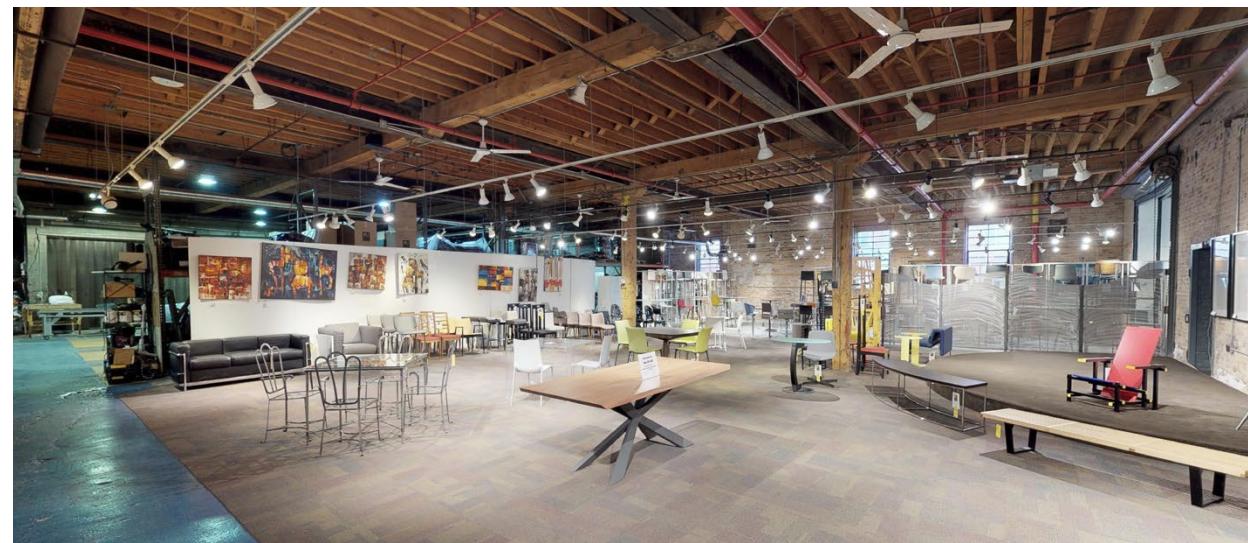
HIGHLIGHTS

- Located within the thriving Maker's District, an excellent location near the West Loop, United Center and Downtown Chicago
- Easily accessible via I-90/94 expressway, I-290 Expressway and Western Avenue Metra Station
- 9,540 SF surface parking lot (Hubbard and Leavitt)

SPECIFICATIONS

BUILDING SIZE	± 68,000 SF
AVAILABLE SPACE	± 4,000-8,000 SF
LAND SIZE	± 42,927 SF
ZONING	C3-2
LOADING	2 DRIVE-IN-DOORS, 1 COMMON LOADING DOCK
PIN(S)	17-07-127-013-0000, 17-07-127-014-0000, 17-07-129-034-0000, 17-07-129-035-0000, 17-07-129-036-0000, 17-07-129-037-0000
2017 TAXES	\$43,069.95 (\$0.63 PSF)
ASKING PRICE	\$8,900,000 (\$131 PSF)

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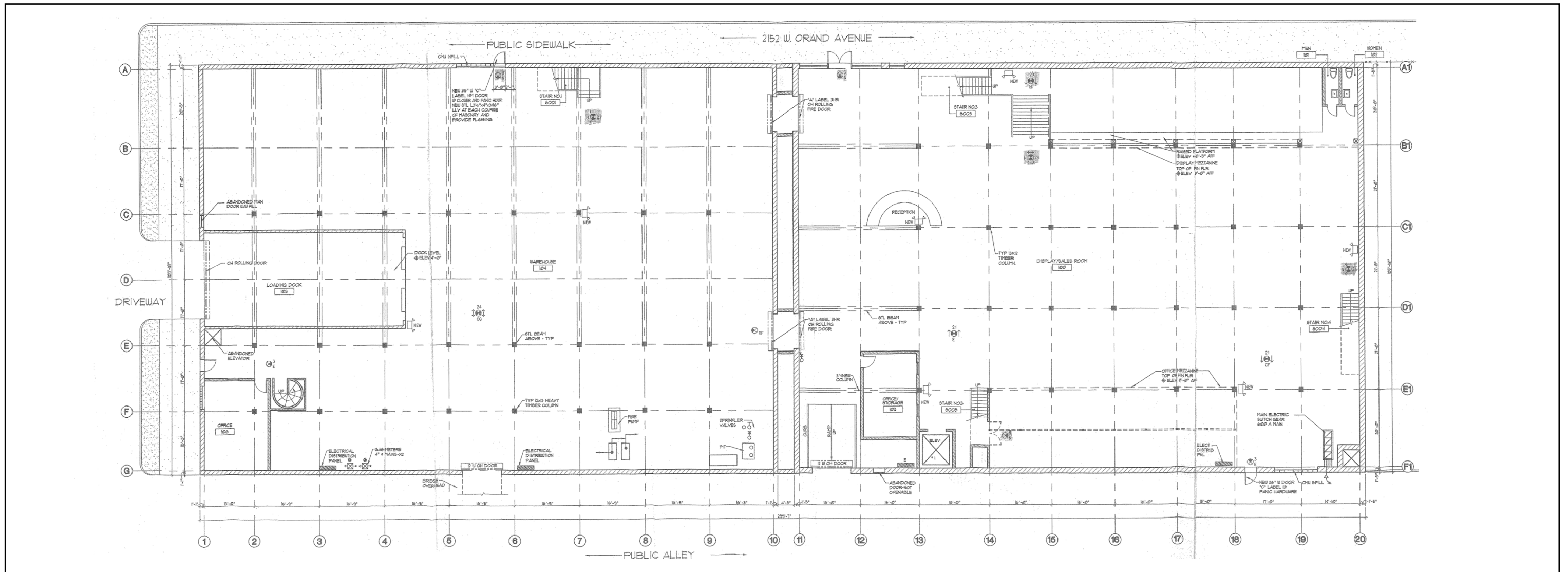
PROPERTY PHOTOS



SITE PLAN

2145 W. Grand Avenue

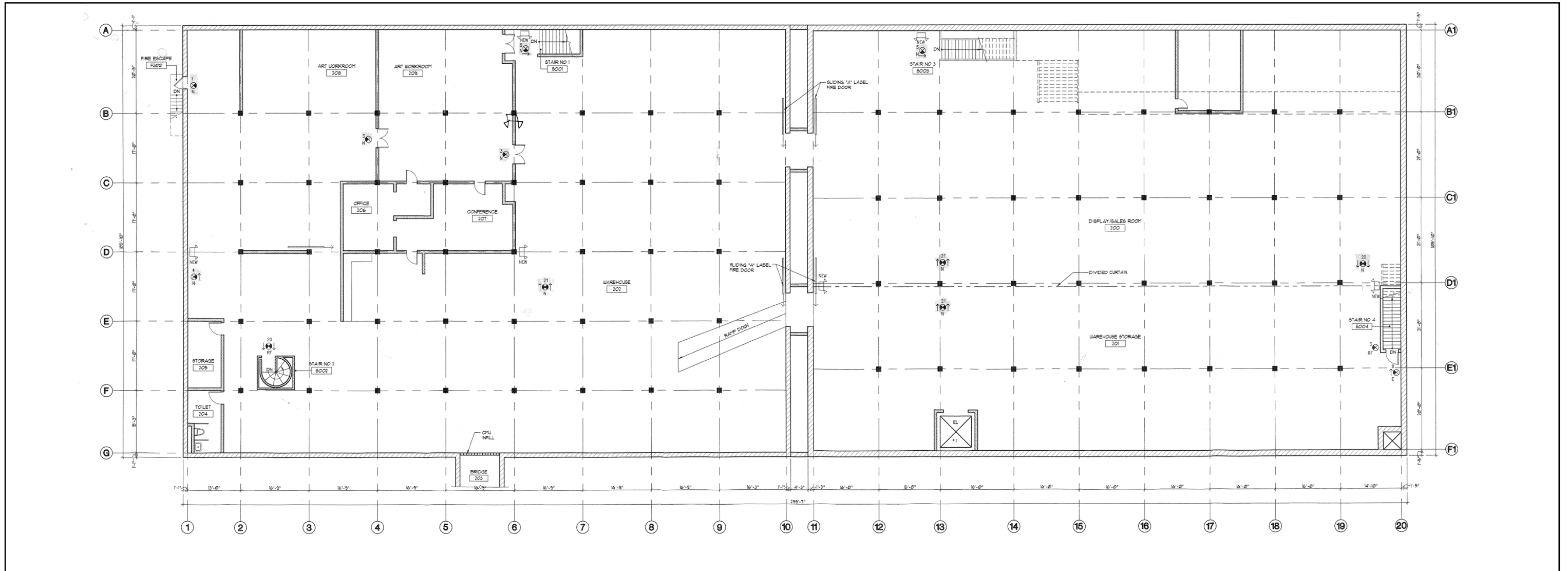
MAIN FLOOR PLAN



SITE PLAN

2145 W. Grand Avenue

SECOND FLOOR PLAN





WEST TOWN
—
SALE
OPPORTUNITY



CONTACT
—
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Creating Maximum Value in Real Estate

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