



# 10801 Irving Park Road

Chicago, IL

## 44,000 SF

Industrial Space | For Lease



19

SECURED  
TRAILER STALLS

28'

CLEAR  
HEIGHT

14

EXTERIOR  
DOCKS

1

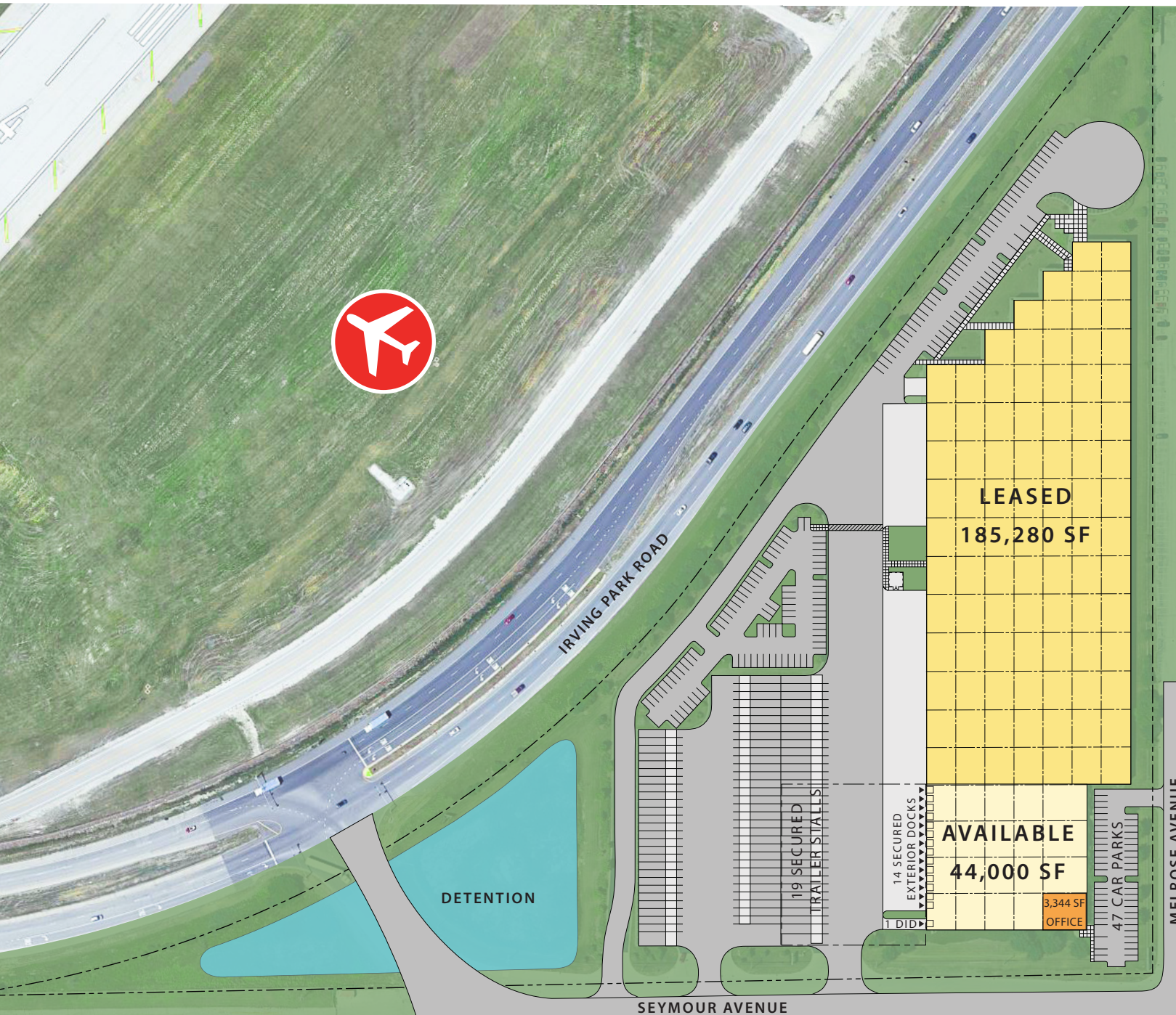
DRIVE-IN  
DOOR

For more information,  
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## SITE PLAN



# 10801 Irving Park Road

Chicago, IL

**AVISON  
YOUNG**

## PROPERTY DETAILS

AVAILABLE SF	44,000
AVAILABLE OFFICE SF	3,344 (EXPANDABLE)
BUILDING SF	229,280
SITE SIZE ACRES	18.34
YEAR BUILT	1998
YEAR RENOVATED	2007
CLEAR HEIGHT	28'
EXTERIOR DOCKS	14
DRIVE-IN DOORS	1
CAR PARKING	47 (EXPANDABLE)
TRAILER PARKING	19 SECURED STALLS
CONSTRUCTION	PRECAST PANELS
ROOFING	EPDM
LIGHTING	LED
SPRINKLER	ESFR
POWER	1,200A; 277/480V
HVAC	GAS-FIRED AIR HEAT WITH A/C
TYPICAL BAY SIZE	48' X 40'
COUNTY	COOK
TAXES (2019 PAYABLE 2020)	\$3.25
LEASE RATE	SUBJECT TO OFFER



**500,000+**  
WORKER  
LABOR POOL



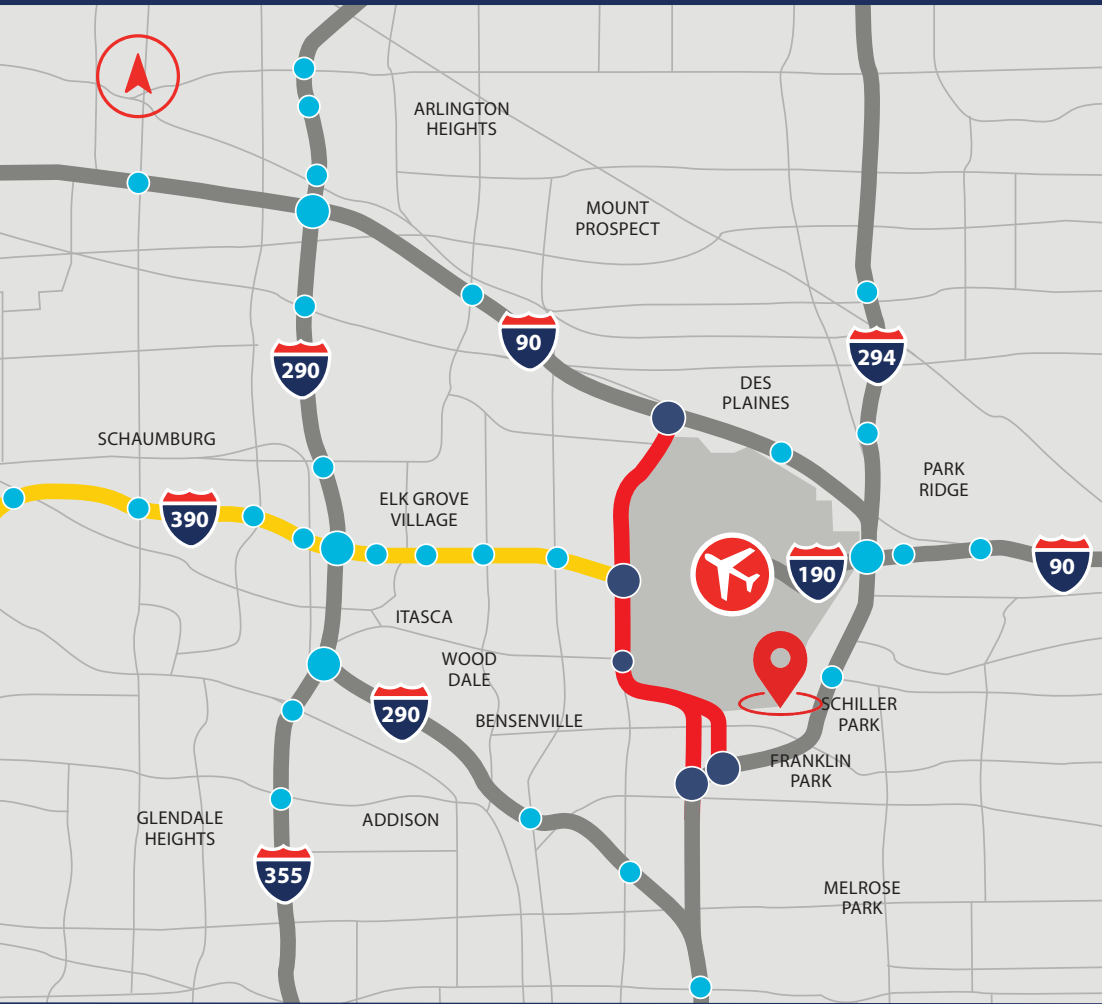
**2.7 Miles**  
TO I-90 VIA  
MANNHEIM ROAD



**2.2 Miles**  
TO O'HARE SOUTH  
AIR CARGO ENTRANCE

## NUMBER OF MILES TO KEY LOCATIONS

<b>2.2</b> O'Hare South Air Cargo Entrance	<b>4.8</b> CP Yard via Green Street	<b>9.3</b> O'Hare North Air Cargo Entrance
<b>2.7</b> I-90 via Mannheim Road	<b>6.2</b> I-90 via Elmhurst Road	<b>9.5</b> I-355 (Itasca) via I-390
<b>3.5</b> I-390 via Elmhurst Road	<b>7.0</b> I-290/I-294 Interchange (North Ave)	<b>11</b> I-88 (Oak Brook) via I-390
<b>4.5</b> O'Hare Airport Terminals 1, 2 & 3	<b>8.0</b> I-290 via I-390	<b>19</b> Downtown Chicago



# O'HARE MODERNIZATION PROJECT KEY

- TOLLWAY: COMPLETE
- I-294 BYPASS: PLANNED
- INTERCHANGE: UC
- INTERCHANGE: COMPLETE

## LOCATION HIGHLIGHTS

- HIGH VISIBILITY LOCATION
- LARGE, DIVERSIFIED LABOR POOL
- MINUTES FROM O'HARE AIRPORT
- CENTRAL TO I-290, I-390, I-90, I-294 & I-355
- PROXIMITY TO RESTAURANTS, SHOPPING & HOTELS

Owned by:



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