

14,640 SF Infill Warehouse with Kennedy Exposure

5566 Northwest Hwy., Chicago, IL

PRICE NOW: \$ 995,000



Property Highlights

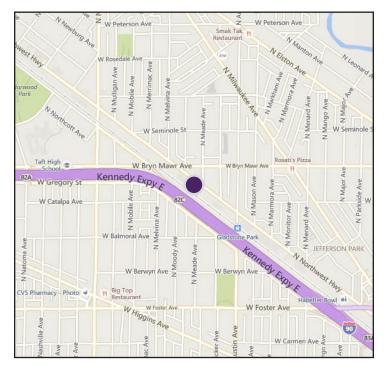
- 14,640 SF infill warehouse
- Signage visible from Kennedy
- Currently 100% net leased
 - 10.1% cap on current income
 - Month-to-month tenant
 - May sign long-term lease
- Updated 5,000 SF office
- Building features include skylights, 12' clear ceilings, 1 dock, full A/C, heavy power, hazardous material storage and cameras
- Great potential for user or investor
- Potential as office or retail
- Land Area: 19,487
- Zoning: M1-2
- Taxes (2015): \$28,393

Property Overview

Visible from the Kennedy Expressway, this 14,640 square foot infill warehouse is currently 100% net leased to a printing company. The building features an updated 5,000 square foot office, skylights, 12' clear ceilings, full air conditioning, and heavy power. This warehouse can potentially be rehabbed or redeveloped for office or retail use. The tenant is month-to-month, but may sign a long-term lease.

Jefferson Park is a 2.4 square mile neighborhood on the northwest side of the city and home to more than 25,000 people. There is a strong industrial and commercial corridor along Northwest Hwy., drawn by the proximity to the Kennedy (I-90) and O'Hare.

| DEMOGRAPHICS | 1 Mile | 3 Mile | 5 Mile |
|------------------|----------|----------|----------|
| Population | 31,266 | 241,590 | 750,749 |
| Growth 2015-2020 | 0.50% | 0.94% | 0.15% |
| Households | 12,004 | 89,896 | 265,404 |
| Average Income | \$63,930 | \$63,272 | \$56,462 |



Daniel J. Hyman Chairman and CEO (312) 338 - 3003 dhyman@mpirealestate.com

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors; omissions, changes, prior sale or lease or withdrawall without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance.



5566 Northwest Hwy., Chicago, IL

PRICE NOW: \$ 995,000

14,640 SF Infill Warehouse

with Kennedy Exposure

Lease Overview

| Lease Type:Triple NetLot Size:19,487 SFBuilding Size:14,640 SFOriginal Lease Date:March 1, 2008Current Lease Date:July 27, 2015Lease Expiration:Month-to-MonthRequired Notice:30 daysRent Increases:NoneRenewal Options:None |
|--|
| Building Size:14,640 SFOriginal Lease Date:March 1, 2008Current Lease Date:July 27, 2015Lease Expiration:Month-to-MonthRequired Notice:30 daysRent Increases:None |
| Original Lease Date:March 1, 2008Current Lease Date:July 27, 2015Lease Expiration:Month-to-MonthRequired Notice:30 daysRent Increases:None |
| Current Lease Date:July 27, 2015Lease Expiration:Month-to-MonthRequired Notice:30 daysRent Increases:None |
| Lease Expiration:Month-to-MonthRequired Notice:30 daysRent Increases:None |
| Required Notice: 30 days Rent Increases: None |
| Rent Increases: None |
| |
| Renewal Options: None |
| |
| Landlord Responsibilities: Landlord is responsible for structural maintenance |
| Tenant Responsibilities:Tenant is responsible for all utilities, interior and exterior maintenance and repairs |
| Taxes: Tenant responsible for all real estate taxes above \$26,000 per year |

Financial Summary

| Lease Date | Annual Rent | Monthly Rent | Rent/SF |
|---------------|-------------|--------------|---------|
| July 27, 2015 | \$126,348 | \$10,529 | \$8.63 |

POLPRESS, INC.

Daniel J. Hyman Chairman and CEO (312) 338 - 3003 dhyman@mpirealestate.com

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult as and lead advisors to perform your own investigation.