

5566 Northwest Hwy., Chicago, IL

PRICE NOW: \$ 995,000



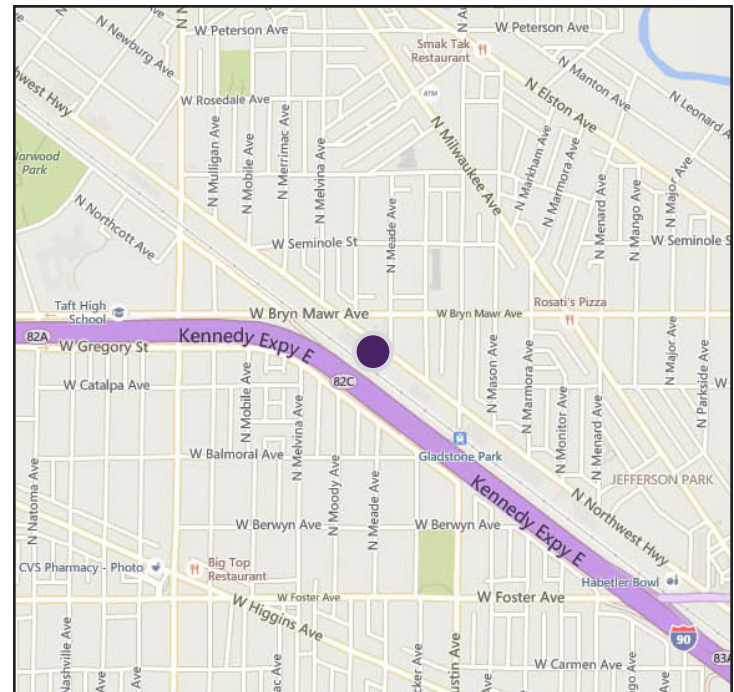
Property Highlights

- 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

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Lease Overview



Tenant:	Polpress Inc.
Lease Type:	Triple Net
Lot Size:	19,487 SF
Building Size:	14,640 SF
Original Lease Date:	March 1, 2008
Current Lease Date:	July 27, 2015
Lease Expiration:	Month-to-Month
Required Notice:	30 days
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.
EST. 1991